WRAXALL AND FAILAND PARISH COUNCIL

Minutes of a discussion between Parish Councillors, which took place remotely on Zoom at 7.30pm on Monday 27th October 2025.

Present: Councillors Parsons (Chairman), Gorford, Malpas, Robinson, Sandeman

Parish Clerk: Monika Ward

1. To invite public speaking.

   No members of the public had requested to speak.

2. To receive any apologies for absence.

   Apologies were received from Councillors Mudge, Muschamp, Sheppard and Wolff.

   Councillors Amos and Hussey were not present.

3. To consider the following planning application:

Planning Application	Address	Details
25/P/1993/FUL	Land To South Of Existing Car Park Tyntesfield Wraxall	Section 73 application to vary condition 1 (time limit) and condition 4 (travel plan) attached to planning permission 22/P/0575/FUL (Temporary permission to increase use of field for overflow car parking for 80 days per year (incl. grass reinforcement mesh in upper part of field and fencing)) to allow for use until 1 October 2027 and updated Green Travel Plan

   The Parish Council has agreed to object to the above planning application for the following reasons:

   i) The field used for additional parking is within the grade II* Tyntesfield Registered Park and Garden and its proximity will cause harm to the listed buildings of Home Farm, the farm house and the wider estate.

   ii) There is a a significant impact on the openness of the Green Belt, particularly when viewed from the opposite side of the valley in Backwell and Church Town.

   iii) Carpark expansion is contrary to the North Somerset Council Landscape Character Assessment Supplementary Planning Guidance from September 2018 for the Tickenham Ridge.

   iv) The submitted Green Travel Plan is unambitious with a stated goal of reducing car travel by 5% over a period of five years. Wraxall and Failand Parish Council would like to see greater level of action to improve the estate's connection to the nearby bus and cycle routes. In particular support for a connection to the Festival way. The Parish Council notes that since last planning application no improvements have been made to the bus stops, especially at the lower entrance to the estate.

End of minutes