WRAXALL AND FAILAND PARISH COUNCIL

Minutes of the meeting of Wraxall and Failand Parish Council held in the Cross Tree Centre, Wraxall on Thursday 6th November 2025 that commenced at 7:30pm when the following business was transacted.

Present: Councillors Parsons (Chairman), Malpas, Mudge, Muschamp, Sandeman (from item 136/25 until item 148/25), Sheppard, Robinson and Wolff (from item 137/25)

North Somerset Councillor Cartman

Parish Clerk: Monika Ward

134/25 To receive apologies for absence.

No apologies have been received.

135/25 To receive declarations of any pecuniary interest on items relating to this agenda, which have not been previously declared in the Councillors' Register of Interests.

Councillor Sheppard declared an interest in agenda item 148/25 related to planning application 25/P/2085/TPO.

Councillor Sandeman joined the meeting.

136/25 To approve as a correct record the minutes of the Parish Council meeting held on 11th September 2025.

It was resolved to approve the minutes as a correct record of the meeting. The Chairman signed the minutes.

Councillor Wolff joined the meeting.

137/25 To invite public speaking – to hear any person who has given prior notice of their request to speak on any agenda item for a maximum of three minutes.

No member of the public had requested to speak.

138/25 To receive the Clerk's report.

i. North Somerset Council has confirmed that the locations proposed by the Parish Council for the installation of Vehicle Activated Signs/Speed Indicator Devices are acceptable.

However, North Somerset Council is unable to provide Highways Training that would permit the Parish Council to undertake the installation. They have advised that they strongly discourage anyone from accessing the road network without appropriate training, insurance, and PPE.

Councillor Parsons will contact Department for Transport to enquire about Highways Training.

The Clerk will contact North Somerset Council to identify a permissible way forward that would enable the Parish Council to install the signs.

ii. The Clerk reported that North Somerset Parish Council has launched two new Consultations.

First consultation relates to the North Somerset and Mendip Bats Special Area of Conservation Supplementary Planning Document. This updated document focuses on the lesser and greater horseshoe bat population and reflects the findings of new evidence indicating that these species are flying further afield for feeding and foraging. It also provides additional information on survey and mitigation requirements. This consultation will remain open until 5pm on 3rd December 2025.

The second consultation seeks views on the pre-submission version of the North Somerset Local Plan 2041.

North Somerset Council is inviting comments to establish whether the proposed plan is sound and ready for independent examination. The deadline for representations is 5pm on 12th December 2025.

Members were asked to review the Local Plan and provide feedback, which will inform the Parish Council's response to the consultation.

The Clerk will publish details of both consultations on the Parish Council's website.

iii. An update was provided on the weekly list of planning applications received from North Somerset Council. The list now includes information on how to request conditions to be attached to planning approvals.

iv. The Clerk informed members of a request from Wraxall Primary School to display a leaflet promoting the school on the Parish Council's noticeboards. Members agreed that the leaflet can be added to the noticeboards and published on Parish Council's website.

139/25 To receive a report from the Long Ashton ward District Councillors.

Review of the North Somerset Local Plan and the accompanying Nailsea and Backwell Transport Strategy is currently a key focus in order to understand the future of development in North Somerset and determining the potential impacts on Wraxall and Failand.

The Transport Strategy modelling and assumption hinges on Nailsea and Backwell and the Rail Crossing, as alternative options are deemed not to have sufficient benefit for planned development in Nailsea. The report recognises that Portbury Lane is operating over capacity, and identifies Wraxall Hill as a recurring concern, noting Wraxall as a significant pinch point within the local transport network.

140/25 To receive Councillor reports on meetings attended or communications undertaken representing the Parish Council.

Councillors Malpas and Robinson together with District Councillor Cartman met with North Somerset Council officers to discuss the Parish Council's submission on Planning Application 25/P/1993/FUL.

Discussions also covered longer-term strategic issues, including potential measures to alleviate parking pressures by encouraging the National Trust to promote

alternative travel options to Tyntesfield, such as bus or cycle access. It was noted that no significant action has been taken by Tyntesfield to address parking concerns since the previous application. As a result, a revised response was recommended to strengthen the Parish Council's submission.

Members agreed that an additional comment should be added to the Parish Council's previously submitted response to North Somerset Council. The updated response should read as follows:

> Wraxall & Failand Parish Council **objects** to application 25/P/1993/FUL in its current form for the following reasons:
>
> 1. The field used for additional parking is within the green belt and the grade II* Tyntesfield Registered Park and Garden, its proximity will cause harm to the listed buildings of Home Farm, the farm house and the wider estate.
> 2. There is a significant impact on the openness of greenbelt, particularly when viewed from the other opposite side of the valley in Backwell and Church Town.
> 3. Carpark expansion is contrary to the North Somerset Council Landscape Character Assessment Supplementary Planning Guidance September 2018 for the Tickenham ridge.
> 4. The submitted green travel plan is unambitious with a stated goal of reducing car travel by 5% over a period of five years. We 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.
>
> However, it is acknowledged that should visitor numbers exceed the capacity of the current car park there is a risk that visitors will once again queue or park on the Clevedon Road and walk into the estate causing a significant risk to themselves and other road users. It is therefore proposed that if the planning officer is minded to approve, the following Conditions are imposed:
>
> 1. The Green Travel Plan is updated before 1 July 2026 to include definite proposals for:
>   a) Improving the bus stops on the Bristol Road (B3130), to the south of the estate.
>   b) Improving the access to the Festival Way for cyclists.
>   c) Incentivising sustainable travel and improving access arrangements for visitors using the Festival Way, PRoW and bus stops to the south of the estate and reflecting this on the estate website and publicity material.
>
>   Implementing these projects will require the National Trust to work with North Somerset Council, Wraxall and Failand Parish Council and landowners to scope and fund.
>
> 2. The extension of the use of the temporary car park is limited to one year, until the 1st October 2026 so that progress on the above projects can be monitored.

An update was provided regarding the Duck Pond. Local residents have enquired whether, instead of installing one large pontoon for the ducklings, the Parish Council could consider purchasing two smaller pontoons. North Somerset Council has

advised that the Parish Council's public liability insurance must provide cover for any pontoons installed on the pond.

141/25 To receive an update on the North Somerset Community Governance Review.

The Parish Council has submitted its response to the second stage consultation of the Community Governance Review, which closed on 31st October 2025.

The meeting of the Planning and Regulatory Committee has been postponed to December to allow time for all responses to be summarised and reported. Members agreed that representatives of the Parish Council should attend the Committee meeting.

Following the publication and distribution of leaflets by Nailsea Town Council containing misleading information, the Parish Council received multiple complaints regarding this leaflet from residents of the parish.

In response, the Parish Council has issued a public statement on social media expressing its disappointment with the actions taken by Nailsea Town Council and clarifying inaccuracies contained in Nailsea Town Council's leaflet. A leaflet was also published and distributed to residents explaining the importance of their engagement in the consultation and clarifying the inaccuracies published by Nailsea Town Council.

Formal complaints regarding the misleading information have been submitted to North Somerset Council.

142/25 To discuss and agree the Parish Council's approach to taking on devolved services from North Somerset Council.

A meeting was held with representatives from North Somerset Council regarding the proposed transfer of devolved services.

The discussion explored the implications of transferring assets and services to the Parish Council, as well as the process and indicative timescales for the transfer.

The primary focus of the meeting were the three play areas in the Elms, which North Somerset Council wishes to transfer at an earlier stage, with a target date of 1st April 2026.

North Somerset Council also aims to devolve all open spaces by 1st April 2027.

It was unanimously agreed that the Parish Council should take ownership of the three play areas in the Elms, including full title, by April 2026.

Members also agreed in principle that the open spaces in the Elms should be taken over by the Parish Council by April 2027, subject to further information being obtained regarding the terms of transfer.

143/25 To receive an update on the installation of the temporary vehicle monitoring cameras at Wraxall Hill and Belmont Hill.

The temporary vehicle monitoring cameras have been installed at Wraxall Hill and Belmont Hill between 3rd and 7th November 2025.

North Somerset Council has confirmed that all footage from the monitoring cameras can be provided to the Parish Council if required.

144/25 To approve the investment of £15,000 into the Parish Council's account with CCLA.

It was unanimously resolved to invest £15,000 into the Parish Council's Public Sector Deposit Fund account held with CCLA.

145/25 To consider and approve the opening of an Instant Access Savings Account with Unity Trust for the purpose of managing Parish Council funds.

Members unanimously resolved to open an Instant Access Savings Account with Unity Trust. Signatories and payment authorisations for the new account will mirror those of the existing Unity Trust Current Account.

146/25 To consider and adopt the Local Government Pension Scheme Discretions Policy.

It was unanimously resolved to adopt the Local Government Pension Scheme Discretions Policy as required by the Avon Pension Fund.

147/25 To appoint an Internal Dispute Resolution Process Appeals Officer for the Local Government Pension Scheme.

Councillor Ian Parsons was unanimously appointed as Internal Dispute Resolution Process Appeals Officer.

148/25 To comment on the following planning applications:

Planning Application	Address	Details
25/P/2071/S73	Higher Farm Granary Portbury Lane Wraxall BS20 7SN	Section 73 application to vary condition 2 (plans) attached to planning permission 22/P/1371/FUH (proposed erection of a front boundary wall with cock and hen coping, erection of a front entrance porch and single storey side extension) to alter the position and size of the door to Bedroom 2 to first floor on rear elevation and remove a rooflight to west elevation
25/P/2085/TPO	Cricket Pavilion Horse Race Lane Failand BS8 3TY	T01, T02, T03 (Black Hybrid Poplar): Remove and Replant with native species. T04 (Common Ash): Re pollard to previous points.

25/P/2071/S73 - Higher Farm Granary, Portbury Lane, Wraxall, BS20 7SN

It was unanimously RESOLVED to support this application for the following reasons:

Wraxall and Failand Parish Council would like to support P/A 25/P/2071/S73 as the plans aim to improve and maintain the building in a sensitive way whilst remaining in-keeping with the style of the building.

25/P/2085/TPO - Cricket Pavilion, Horse Race Lane, Failand, BS8 3TY

Councillor Sandeman left the meeting.

It was resolved (For-6, Councillor Sheppard did not take part in the vote due to interest disclosed under item 135/25) to support this application with the following comment:

Wraxall and Failand Parish Council supports this application.

The proposed changes are in line with the Arboricultural Survey Report, which recommends the removal of the trees with more suitable variety to be planted as substitute.

149/25 To note that the Parish Councillors have examined the following planning applications and have decided that the Parish Council does not have any issues to raise.

Planning Application	Address	Details
25/P/1965/TPO	3 Manor Way Failand BS8 3UY	Oak (T1) Crown reduce by 2m all round to ensure sufficient clearance from the adjacent properties.
25/P/2053/TPO	6 Bowden Way Failand BS8 3XA	Oak (T1) Crown lift over the road to 5m.
25/P/2157/TEN	Land At Bristol Water Tower Clevedon Road Failand	Notification under Regulation 5 of the Electronic Communications Code of the intention to upgrade the existing telecommunications installation works, to include: - The installation of 1no. new power generator, 1no. new equipment cabinet and associated works thereto. THIS IS NOT A PLANNING APPLICATION.

The planning applications were noted.

150/25 To note the following planning decisions made by North Somerset Council:

Planning Application	Address	Details	Decision
25/P/0462/FUL	Bristol And Clifton Golf Club Beggar Bush Lane Failand	Erection of new store building and extension of hardstanding area	Approve
25/P/1806/ELE	Land North of Meadowside Tower House Lane Wraxall BS48 1JP	Notification of National Grid Electricity Distributions intension to refurbish of the pole mounted transformer on pole no. 18BT3, including the replacement of existing 100kVa transformer with a 200kVa transformer. The existing 10m medium poles will be replaced with 10m stout poles and the existing stay wire will also be replaced.	PN (Electricity) No objections

25/P/2005/TEN	Land South Of Barrow Cottage Clevedon Road Flax Bourton	Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. 10m medium pole. THIS IS NOT A PLANNING APPLICATION.	PN Reg 5 (Tel) Noted (unconditional)
25/P/1083/FUH	Wynscote Bristol Road Wraxall BS48 1LE	Retrospective application for the demolition of existing front 'sun room' and rear extension. Erection of a two-storey front extension and 2no. two-storey rear extensions. Full conversion of existing loft to form a second floor with the replacement of existing roofing with new alongside the alteration and replacement of all fenestration. Replacement of existing boundary fencing with new.	Approve

The planning decisions were noted.

151/25 To note the statutory payment invoices (minute 185/20) paid since the last Parish Council meeting.

September			
Payee	Description	Amount £	Payment Method
K and E Property Maintenance	Bins - August	260	BACS
Ed Sage	Grass Cutting	380	BACS
RoSPA	Annual Play Inspection	196.80	BACS
PATA	Payroll Services July - September	62.46	BACS

October			
Payee	Description	Amount £	Payment Method
K and E Property Maintenance	Bins - September	260	BACS
Ed Sage	Grass Cutting	380	BACS
GB Sport & Leisure	Playground Inspections October 2025 - March 2026	576	BACS

The statutory payments were noted.

152/25 To note the following non-statutory payments made since the last meeting.

September			
Payee	Description	Amount £	Payment Method
Monika Ward	Clerk's Expenses	71.30	BACS
ALCA	Clerk's Training	50	BACS
ALCA	Councillor Training	90	BACS
Parish Council Websites	Additional Mailbox Storage	18	BACS

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October			
Payee	Description	Amount £	Payment Method
Monika Ward	Clerk's Expenses	31	BACS

A budget update sheet had been pre-circulated to members.

The statutory payments were noted.

153/25 To agree actions to be carried out prior to the next meeting.

138/25 i. Councillor Parsons and the Clerk
138/25 ii. All Councillors and the Clerk
138/25 iv. The Clerk
140/25 The Clerk
141/25 The Clerk
142/25 Councillor Parsons and the Clerk
144/25 The Clerk
145/25 The Clerk
148/25 The Clerk

154/25 To agree agenda items for the next meeting.

There were no agenda items raised.

155/25 To note date of next Parish Council meeting: Thursday 8th January 2026.

On 11th December 2025 a Parish Councillor discussion will be held on Zoom.
No decisions can be made, apart from planning application comments. Members of the public will be invited to attend.

Councillor Note: A property on Bristol Road has been struck once again by a passing lorry, due to the high volume of traffic and the narrowness of the road. The matter was noted for future reference.

Meeting concluded at 9:03pm

End of minutes.