WRAXALL AND FAILAND PARISH COUNCIL

All Wraxall and Failand Parish Councillors and members of the public are invited to join in a Parish Council discussion which will be held on Zoom commencing at 7.30pm on Thursday 10th April 2025.

Please note that this will not be a Parish Council meeting, and no decisions can be made. However, agreements can be made between Councillors, which can be formally ratified at a future Parish Council meeting.

The above does not apply to planning applications which can be decided upon using the authority agreed in minute 214/21.

Members of the public are invited to attend the virtual meeting. Questions may be asked regarding any agenda item if the Clerk is notified of the intention to speak by noon on Tuesday 8th April 2025. Members of the public will not be able to speak during any other part of the discussion.

Agenda

To invite public speaking – to hear any person who wishes to address the council on any item listed on this agenda for a maximum of three minutes and has previously notified the Clerk.

1. To receive any apologies for absence.

2. To receive the Clerk's report.

3. To receive a report from the Long Ashton ward District Councillors.

4. To discuss Nailsea Town Council's decision to put forward a recommendation for an amendment of Nailsea Settlement Boundaries, to include The Elms and development sites at Engine Lane, Netherton Grange and Causeway View.

5. To consider the following planning application appeal:

   24/P/1510/FUL - Land At Tyntesfield Springs , Bristol Road, Wraxall

   Installation of a Novel hydro turbine and the provision of 3no. gypsy/traveller pitches.
   Appeal Reason: Failure to issue a decision on an application for planning permission or approval within the appropriate period.

6. To comment on the following Proposed Public Path Diversion Order:

   Part of Public Footpath LA 20/59 - The Downs Preparatory School, Wraxall

   Application to divert part of public footpath LA 20/59 at the above location.

7. To comment on the following planning applications:

   25/P/0519/FUL - Charlton Lodge, Charlton Drive, Wraxall, BS48 1PD

   Section 73 application to vary conditions 3 (use classes) and 4 (hours of use) attached to planning permission 24/P/1326/FUL (Change of use of an agricultural building to Use Class E (Commercial, Business and Service) / Use Class B8 (Storage or Distribution) with parking and

retrospective changes to appearance) to allow for the variation of the hours of use and to permit the use class E (d) to enable occupation by a small scale personal fitness trainer business.

25/P/0481/FUL - The Stables Adjacent To Failand, Green Farm, Green Lane, Failand
Proposed conversion and extension of existing stables building to form 1no. dwelling, alongside the formation of hardstanding.

25/P/0527/FUL - Barns At Charlton Park Farm, Charlton Drive, Wraxall
Proposed creation of raised decking and 2.4m fencing to the East of the existing barn alongside the siting of a timber sauna.

25/P/0534/FUL - Charlton Park Barn, Charlton Drive, Wraxall
Demolition of existing agricultural building and erection of 1no. dwelling

25/P/0637/AOC - Birdcombe Court Barn, Tower House Lane, Wraxall, BS48 1JR
Request to discharge condition 4 (Gate details) on application 24/P/0321/LBC.

8. To note that Parish Councillors have examined the following planning application and have decided that the Parish Council does not have any issues to raise.

25/P/0533/FUH - Orchard Farm, Bristol Road, Wraxall BS48 1NE
Proposed demolition of existing lean-to extension to the East elevation and porch extension to the West elevation with subsequent erection of replacement single storey West and East extensions alongside the siting of a Conservatory to the West elevation. Fenestration alterations to the Main dwelling including the removal, replacement and/or alteration of all windows and doors alongside the replacement/ removal of render/cladding. Fenestration alterations to the Detached Cottage including the installation and replacement of windows and doors alongside the removal of render. Alterations to the Detached Stable include the partial demolition of the South wall to form a Canopy space alongside fenestration alterations including the replacement of existing side windows with doors.

9. To note the following planning decisions made by North Somerset Council:

25/P/0113/FUH - 19 Sixty Acres Close, Failand, BS8 3UH
Proposed dormer Loft Conversion including the creation of gable roofing to the West and East elevations.
Decision: Approved

25/P/0271/FUL - Failand Hill Farm, Horse Race Lane. Failand, BS8 3TY
Proposed partial conversion of existing barn to form 1no. dwelling alongside the creation of bike/bin store and improvement/expansion of existing access and hardstanding.
Decision: Approved

10. Councillor reports

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The login details for the Parish Council Discussion are as follows:

Time: 10 April 2025 07:30 PM London

https://us02web.zoom.us/j/85382782771?pwd=Of8ksObNvnJ2n9BYBVgreT8wmCYfaF.1

Meeting ID: 853 8278 2771
Passcode: 863400

Dial by your location
0203 901 7895 United Kingdom
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End of agenda