WRAXALL AND FAILAND PARISH COUNCIL

Minutes of a discussion between Parish Councillors, which took place remotely on Zoom at 7.30pm on Thursday 11th December 2025.

Present: Councillors Parsons (Chairman), Malpas, Mudge, Robinson, Sheppard and Sandeman

North Somerset Councillors Cartman and Dunn

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 Gorford and Wolff.

   Councillors Amos, Hussey and Muschamp were not present.

3. To receive the Clerk's report.

   North Somerset Council has published the Community Governance Review Report. The report will be considered by the Planning and Regulatory Committee on Wednesday 17th December 2025. The Clerk will contact North Somerset Council to request that Councillors Parsons and Malpas be permitted to address the Committee in relation to Final Recommendation 6, which proposes that the residential area known as The Elms and the undeveloped land to the north remain within Wraxall & Failand.

   Representatives from the National Trust at Tyntesfield have contacted the Parish Council to request attendance at the January Parish Council meeting to provide an update on the Tyntesfield access and infrastructure project. The Clerk will respond and formally invite the representatives to attend the January meeting.

   Bristol and Clifton Golf Club has submitted a planning application for a new 9-hole Par 3 'Academy' golf course, together with several irrigation ponds, located to the north-east of the existing 18-hole course. At the time of the meeting, full details of the application were not yet available on the North Somerset Council website.

   A resident has enquired about the establishment of a Neighbourhood Watch scheme in Failand. Avon and Somerset Police have confirmed that there are currently no active Neighbourhood Watch schemes in the area. The Clerk will publish a notice on the Parish Council website and noticeboard to assess local interest before any further action is considered by the Parish Council.

   Wessex Water and Bristol Water will be holding community drop-in sessions for customers at Nailsea Library on Tuesday 3rd February and Tuesday 31st March. The Clerk will publish further information on the Parish Council website.

High Street Safari is developing an Official World Book Day Treasure Hunt, an outdoor augmented reality activity designed to encourage family participation. The event is proposed to run from the February half-term through to mid-March. The Clerk is awaiting further information regarding the activity and associated costs and will contact the company to confirm whether the trail is suitable for a rural setting.

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

   North Somerset Council has experienced a reduction in grant funding from central government and has applied for emergency financial support. The Chancellor's Autumn Statement, alongside other policy changes, has contributed to an estimated 10% reduction in the Council's income over a three-year period. This funding shortfall may result in an increase in council tax in order to maintain essential services.

5. To receive Councillor reports on meetings attended or communications undertaken representing the Parish Council.

   Councillor Robinson attended the Town and Parish Forum, where clarification was provided on the appropriate handling of planning applications in cases where Parish Councils wish to recommend conditions. Guidance was given to ensure that any proposed conditions are both achievable and measurable.

6. To discuss Parish Council's response to the North Somerset Local Plan 2041 Pre-submission Regulation 19 Consultation.

   The latest version of the Local Plan represents a substantial change from previous iterations and takes account of all aspects of the National Planning Policy Framework (NPPF). The Parish Council's response reflects comments previously submitted during earlier consultations. Key areas of concern include, among others, the definition of Green Belt land. The evolving nature of the documentation has made it challenging to track changes throughout the process.

   Emerging information associated with the application for 381 dwellings to the north of Nailsea indicates that the land includes areas of Grade 2 agricultural land. As such, this land should not be considered suitable for designation as Grey Belt due to its high agricultural quality. It was also noted that land to the north-east of Nailsea had previously been allocated for employment use.

   The Parish Council has prepared a position paper consolidating all relevant points, which will be submitted as part of its response to the North Somerset Local Plan 2041 Pre-submission Regulation 19 Consultation. The Parish Council's position paper is included as Appendix 1 at the end of these minutes.

7. To discuss the grant application received from St Bartholomew's Church in Failand.

   This agenda item was deferred to the January meeting.

8. To discuss the provision of a grant to Nailsea and District Community Transport.

   This agenda item was deferred to the January meeting.

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

PPO 217 and PPO 218 - Watercress Farm, Wraxall

North Somerset Council has received applications to divert public footpaths LA 20/40, LA 20/52, LA 20/54, LA 20/41 and LA 9/1.

The proposed public footpath diversion seeks to close a path that forms part of a direct link between Festival Way and Tyntesfield. Closure of this path would result in a longer route, which is less favorable for sustainable transport users.

The proposed PPO 217 diversion includes a rerouting between points L and K via a concrete footbridge. This footbridge is currently not open to the public due to restrictions associated with pipelines located beneath it.

The Parish Council wishes to request an extension to the consultation deadline to allow Members additional time to consult with the applicant and local residents. Members consider that the proposed diversion may have a detrimental impact on pedestrian connectivity, the link to Festival Way, and the sustainable travel objectives being considered by the National Trust.

Post-meeting Note:

The Parish Council has submitted the following response to the Proposed Public Path Diversion Order PPO 217 and PPO 218:

The footpaths around Watercress Farm are part of an extensive network, East, West linking Flax Bourton to Nailsea and North, South, linking Tyntesfield Estate to the Festival way. The paths are extensively used by the local population; any diversion must be carefully considered.

Regarding; Map No. PPO 217.

1. The proposed diversion between points A to J will lead to a longer route between Tyntesfield and the Festival Way.
2. It is understood that the footbridge between K and L will be a new bridge across the Land Yeo. This bridge should be positioned so as to minimise the additional distance between points A to J.
3. The diversion will bring considerable benefit to the amenity of Watercress farm.

The parish council believe that further discussion is required to find the optimal solution for this diversion, including the design and location for the proposed new bridge.

Regarding; Map No. PPO 218.

The diversion from N to M, via O is a practical measure to ensure the use of the field for agricultural purposes and is supported by the Parish Council.

The following comments apply to both maps:

The surface of the proposed new footpaths should be at least of the same quality and standard as that of the existing footpath.

Any gates fitted on the diverted footpath should only be fitted if there is an objective justification to so to (usually, to contain livestock) and they should be securely fastened open when not required for this reason. Gates should comply with BS 5709, and be at least 1.5 m wide with two-way easy-latch and trombone handles. There should be sufficient manoeuvring space either side of the gate for large all-terrain mobility scooters (a minimum space of 2.2 m x 2.2 m, extending no less than 800 mm beyond the latch along the fence line within this space). This will be especially relevant if those who will be visiting are using mobility aids.

It is requested that guidance provided to Laura Baber, Access Support Officer in the Environment, Assets and Transport Services Directorate as to the type of gate for Public Path Diversion Order PPO 215 The Downs Preparatory School be applied to this PPO this was:

If there is an objective justification for installing a gate, then an accessible latched self-closing, 2-way pedestrian gate with trombone handle and Easy Latch could be installed with a minimum clear width of 1.1m, preferably 1.5m, allowing the least restrictive access to the widest range of footpath users, whether walking or wheeling.

Options are Centrewire Chiltern 2-way, 1.5m width with trombone handle and easy latch (galvanised steel date and frame); Denstone 2-way or 1.6m width with trombone handle and easy latch (wood with galvanised steel H frame) or Henley (wooden posts).

10. To comment on the following Planning Application Re-consultation:

Planning Application	Address	Details
24/P/1586/OU2	Land North Of Southfield Road Trading Estate Clevedon Road Nailsea	Outline permission with Environmental Statement for the erection of up to 381 dwellings, 0.68ha of land to accommodate a care home, 1.1ha of land for employment uses, 0.35ha of land to accommodate a community building and car park, improvements to existing playing pitches, public open space, woodland planting, sustainable drainage systems and ancillary works, with means of access of two primary access points onto the B3130 for approval, all other matters (other access, appearance, landscaping, layout and scale) reserved for subsequent approval

The Parish Council reviewed the updated documents associated with this application and noted no substantive differences from the original submission. Accordingly, the Parish Council's previous response remains valid.

However, a further 17 documents were added to the application within the last 24 hours, which did not allow sufficient time for Members to review them fully. The Clerk therefore contacted North Somerset Council to request an extension to the consultation deadline.

Post-meeting Note:

The consultation period has been extended until 31 December 2025. The Parish Council has submitted its original response, together with additional comments. The full response is included in Appendix 2 at the end of these minutes.

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

Planning Application	Address	Details	Decision
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.	PN Reg 5 (Tel) Noted (unconditional)
25/P/1712/LDE	Buzzards Farm Charlton Drive Wraxall BS48 1PD	Certificate of lawfulness for the as-built form of an agricultural barn and a small barn.	Approved (Lawful)

The planning decisions were noted.

End of minutes