WRAXALL AND FAILAND PARISH COUNCIL

Minutes of the discussion between Parish Councillors, which took place remotely on Zoom at 7.30pm on Thursday 9th October 2025.

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

North Somerset Councillor Cartman

Parish Clerk: Monika Ward

1. To invite public speaking.

   Member of the public addressed the Parish Council regarding planning application 25/P/1836/FUH.

2. To receive any apologies for absence.

   Apologies were received from Councillors Hussey and Sheppard.

   Councillors Amos and Muschamp were not present.

3. To receive the Clerk's report.

   There was nothing to report that is not included elsewhere on the agenda.

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

   Following Councillor McQuillan's resignation, an election will take place on Thursday 13th November 2025 to elect one District Councillor for the Long Ashton District ward.

   An update was provided regarding a review of car parking in Nailsea.

   The transfer of playgrounds from North Somerset Council to Town and Parish Councils is progressing.

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

   A report was received following attendance at the Town and Parish Virtual Forum. The main issue discussed was the acknowledgement by North Somerset Council of shortcomings in communication and a limited understanding among North Somerset Council staff of how Town and Parish Councils operate. It was agreed that there should be a more equal and collaborative partnership between North Somerset Council and Town and Parish Councils with subsequent forums to be led by ALCA and representatives to include clerks.

   It was noted that Central Government has initiated a review of ward boundaries, scheduled to take place in November. This will proceed independently of the review and consultation currently being undertaken by North Somerset Council.

   The Parish Council's Chairman provided an update on recent discussions with the Chairman of Nailsea Town Council. Matters covered included the Community Governance

Review, Nailsea Town Council's request for highway improvements to Wraxall Hill, and the topic of devolved services.

6. To receive an update on the North Somerset Community Governance Review.

   The Second Stage of the Community Governance Review is currently in progress, with the consultation due to close on 31st October 2025.

   It was noted that the North Somerset Council Planning and Regulatory Committee is scheduled to meet on 19th November 2025 to consider the recommendations and comments arising from this stage of the review.

   Nailsea Town Council continues to support a proposed boundary change, recommending that The Elms and the undeveloped land to the north of Nailsea be included within the Nailsea Town Council boundary for governance purposes.

   The Parish Council agreed to encourage residents to submit their views as part of the consultation and will issue a communication outlining how residents can participate in the second stage of the review.

7. To receive an update on Village Gateways.

   North Somerset Council has confirmed the suitability of the proposed locations for the Failand Village Gateways submitted by the Parish Council. Quotations have been received for the supply and installation of the Gateways.

   In light of higher than anticipated purchase and installation costs, members agreed that this project should be deferred until further notice.

8. To receive an update on the installation of temporary cameras monitoring vehicles of excess weight using weight restricted roads within the Parish.

   North Somerset Council has been contacted regarding the installation of the monitoring cameras at the bottom of Wraxall Hill and Belmont Hill. The Parish Council is currently awaiting the dates for the installation.

9. To receive an update on the duck pond.

   It was confirmed that the Parish Council has previously resolved to purchase a floating platform with a budget of up to £500 (minute reference 30/25). Due to the current low pond water levels, the floating pontoon has not yet been purchased.

   Recommendations for water plants have been received from North Somerset Council; however, majority of the plants are best suited for planting in the spring.

10. To receive an update on the permissions and locations of Vehicle Activated Sign/Speed Indicator Device.

    The Parish Council is awaiting a response from North Somerset Council regarding the proposed locations for the Vehicle Activated Sign/Speed Indicator Device.

WRAXALL AND FAILAND PARISH COUNCIL

11. To comment on the following Planning Applications:

Planning Application	Address	Details
25/P/1836/FUH	27 Gable Cottages Bristol Road Wraxall BS48 1NE	Proposed erection of a two-storey extension to the west of the existing cottage.
25/P/1931/LDP	Orchard Farm Bristol Road Wraxall BS48 1NE	Certificate of lawful development for the proposed erection of a new enlarged lean-to extension to the side (East) elevation and demolition of a modern side elevation (West) extension/porch and erection of a new painted timber and metal roof conservatory to the side (West) elevation.

25/P/1836/FUH - 27 Gable Cottages, Bristol Road, Wraxall, BS48 1NE

Wraxall and Failand Parish Council agreed to supports this planning application for the following reasons:

The proposed changes will significantly improve the usability of the property and make it suitable for modern living.

25/P/1931/LDP - Orchard Farm, Bristol Road, Wraxall, BS48 1NE

Parish Councillors have examined the above planning application and have decided that the Parish Council does not have any issues to raise

12. To note that 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/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

The planning applications were noted.

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

Planning Application	Address	Details	Decision
25/P/0534/FUL	Charlton Park Barn Charlton Drive Wraxall	Demolition of existing agricultural building and erection of 1no. dwelling	Approved

WRAXALL AND FAILAND PARISH COUNCIL

25/P/1599/TPO	The Chantry Sandy Lane Lower Failand BS8 3SR	Oak (T1) - Reduce lateral spread of remaining limbs towards road by approx 2.5-3m - tree has had failure of two major limbs due to excessive lateral spread leaving remaining limbs exposed.	Approved
25/P/1516/FUH	24 Green Pastures Road Wraxall BS48 1ND	Proposed demolition of existing rear conservatory, erection of a single storey rear extension and first floor side extension alongside the partial conversion of existing attached garage.	Approved
25/P/0553/TPO	4 Short Way Failand BS8 3UF	T1 Oak: Reduction to previous reduction points. T2 Pine : Crown thin by up to 20%. T3 Mountain Ash: Crown thin by up to 20%. T4 Sycamore: Crown thin by up to 20%	Approved
25/P/1494/FUH	62 Flax Bourton Road Failand BS8 3UN	Demolition of the existing rear conservatory and proposed erection of a two storey and single storey rear extension with raising of ridge and new gables to each side.	Approved
25/P/1146/AOC	Failand Hill Farm Horse Race Lane Failand BS8 3TY	Request to discharge conditions 7,(Surface water drainage), 8 (Precautionary Working Method Statement), 9 (External lighting) and 10 (Biodiversity improvements) on application 25/P/0271/FUL.	Approved
24/P/1805/FUL	Home Farm Estate Yard Tyntesfield Wraxall BS48 1NX	Replacement of existing PV array with new and creation of ground-mounted PV array to the East of the site.	Approved
24/P/1806/LBC	Home Farm Estate Yard Tyntesfield Wraxall BS48 1NX	Listed building consent for the proposed remodelling of the Food and Beverage plus retail areas on the ground floor, works to include:- Proposed internal reconfiguration alongside the replacement of existing bookshop with a bakery. Works to include the removal, replacement and installation of internal walls and entryways to both floors, alongside the removal of existing lift, stairway and catwalk. Replacement of existing PV array with new and creation of ground-mounted PV array to the East of the site	Approved
25/P/1223/FUL	23 Weston Road Failand BS8 3UR	Section 73 application for the variation of condition 2 (approved plans and documents) of permission 21/P/3294/FUH (Expansion of first floor area by replacement/addition of dormers to	Approved

		the front and rear of the main house including a Juliet balcony to the front elevation. Addition of flat roof porch canopy. Plus conversion of existing garages into habitable granny annexe) to allow change of materials from timber cladding to metal cladding	

Planning decisions were noted by the Parish Council.

14. To note and agree a new date for the November Parish Council meeting.

On Thursday 13th November the Cross Tree Centre is being used as a Polling Station for the Long Ashton District ward elections.

As a result, the November Parish Council meeting will take place on Thursday 6th November 2025.

End of Minutes