

WRAXALL AND FAILAND PARISH COUNCIL

Minutes of a discussion between Parish Councillors, which took place remotely on Zoom at 7.30pm on Thursday 13th August 2026.

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

North Somerset Councillor Dunn

Parish Clerk: Monika Ward

1. To invite public speaking.

No members of the public have requested to speak.

2. To receive any apologies for absence.

Apologies were received from Councillor Sandeman.

Councillors Amos, Gorford, Muschamp and District Councillor Cartman were not present.

3. To receive the Clerk's report.

The Clerk reported that an Actions Register had been introduced to support transparency and to enable agreed actions to be monitored through to completion. The register will be circulated to all Members in advance of Parish Council meetings and remote councillor discussions.

The Clerk further reported that remedial works at Wraxall play area were ongoing. Failand Village Hall had been contacted regarding an observation in the play area report that a playhouse had been positioned within the falling distance of the swing at Failand Play area, presenting a potential safety risk.

It was reported that Failand Village Hall Management Committee had requested the installation of a dog waste bin in, or adjacent to, Failand play area. Members noted that the vicinity of a play area was not considered an appropriate location for a dog waste bin. Members further noted that dogs should not be exercised on the green areas surrounding the Village Hall and agreed that the Parish Council should not encourage this by installing a dog waste bin in that location. The Parish Council will consider whether a dog waste bin may be appropriately sited at an alternative location.

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

Councillor Dunn reported that a meeting had been held with the quarry, with discussions focusing principally on safety, personal protective equipment (PPE) and the inconsistent use of safety sheets by lorry operators.

It was noted that residents are encouraged to obtain and submit photographs or other evidence of any non-compliance by quarry/lorry operators for sharing with the police where appropriate.

Members expressed concern regarding the level of air pollution generated by the quarry. Councillor Dunn will enquire with North Somerset Council (NSC) whether an air monitoring station can be installed in the vicinity to monitor air quality.

WRAXALL AND FAILAND PARISH COUNCIL

Councillor Dunn also reported that the application submitted by Bristol & Clifton Golf Club remained under review.

5. To receive reports from Councillors on meetings attended and communications undertaken in their capacity as representatives of the Parish Council.

Councillor Parsons reported that the meeting with Head of Highways at NSC had not taken place and would be rescheduled for early September.

Councillor Parsons has also attempted to contact the WEIRN Village Agent following their communication regarding the most appropriate way for Tyntesfield National Trust to engage with the local community.

Councillor Mudge reported that a response had been received from NSC regarding the ongoing highway flooding issue at Vowels Close. However, the response did not provide any timescale for the works to be undertaken. Councillor Dunn will contact NSC to enquire as to the priority of the remedial works and why parish council funds cannot be used to help expedite the process. Councillor Parsons will also contact the Head of Highways at NSC regarding this issue.

6. To receive an update on the purchase and placement of Neighbourhood Watch Scheme signage.

The Parish Council noted that the Police and Crime Commissioner's small grants funding had now come to an end. Members also noted that Avon and Somerset PCSO had obtained 10 Neighbourhood Watch Signs for Failand, with the proposed locations as follows: Jubilee Road, Woodland Way, Delmont Drive, Hill Drive, Sixty Acres Close, Old Chelsea Lane and Manor Way.

Members expressed that a further 30 self-adhesive signs should be purchased, as previously budgeted for under minute 111/26, for placement in Wraxall and Failand.

7. To comment on the following planning proposal:

Application Number	Location	Proposal
26/P/1375/LDE	Gallop View Stables Horse Race Lane Failand	Certificate of lawfulness for building operations comprising of the erection of 3no. buildings. Please refer to the application supporting statement and submitted evidence for more information

Members unanimously agreed to submit the following response:

Wraxall and Failand Parish Council has reviewed application 26/P/1375/LDE.

Whilst the granting or refusal of a Certificate of Lawful Use is a legal matter and the Council has no additional evidence to either support or refute the case presented by the applicant, the Parish Council wishes to make the following observations:

- This is another retrospective application within the parish relating to development in the Green Belt, which is a matter of ongoing concern.

WRAXALL AND FAILAND PARISH COUNCIL

- Having reviewed the planning history for the site (Ref. 06/P/1735/F), the Parish Council notes that the original single-storey office/welfare annexe now appears to be operating as a holiday let, advertised on Airbnb, and also appears to have been enlarged beyond the originally approved building.
- The Council has been unable to identify any planning application granting permission for either the change of use or the apparent extension to the building, and asks that the Local Planning Authority investigate these matters as part of its consideration of this application.

8. To comment on the following planning reconsultation:

Application Number	Location	Proposal
26/P/0188/OUT	Land East Of Failand Weston Road Failand	Outline planning permission for residential development for up to 330 dwellings including 300 sq.m of Class E floorspace, land reserved for educational use, a mobility hub, car park, public open space, relocation of the Failand Observatory, landscaping, highway and associated infrastructure works, with the proposed access provided in detail, other matters of appearance, landscaping, layout and scale are reserved for subsequent approval

Members unanimously agreed to submit the following response:

Wraxall and Failand Parish Council **OBJECTS** to Outlined Planning Application 26/P/0188/OUT.

This is Wraxall and Failand Parish Council's response following additional submissions put forward by the applicant regarding the above planning proposal. This response supports the response previously submitted by Wraxall and Failand Parish Council on this application and should not be viewed as a response in place of the previous submission, but as additional comments.

This response solely relates to the most recent documents submitted by the applicant.

The Parish Council's first observation on this most recent submission is that there is no material change in their proposal from what was previously submitted and therefore, the Parish Council's position of objection remains as is.

Of the new documents submitted by the applicant the Parish Council's observations are based solely on the Statement of Community Support document, the content of which is skewed towards the developer and not the Community as a whole.

The detail provided and position statement of community support is fundamentally flawed.

The document includes statements such as "40 local people registered support". But when looking at the detail of this alleged support the statements are from people who live circa 15 miles away from Failand, in the Weston-super-Mare area. There is no apparent support for this from local people, meaning people who live in the vicinity of the site location.

Pages 7, 8 and 9 of the Statement of Community Support detail statements made by those allegedly supporting this application. Looking closer at the excerpts provided, supposedly by

WRAXALL AND FAILAND PARISH COUNCIL

those supporters, they are either generic, and therefore make no mention of Failand, or are voicing general concerns about the housing market or their specific situation and nothing to do with this specific application.

In summary:

1. There is no balance to this document as the voices of those who object, which are far greater in number than those who allegedly support this application are excluded.
2. Those that allegedly support this application are nebulous and not local to the area as suggested by the document.
3. Statements provided by alleged supporters of the application are generic and could have been lifted from any document and therefore, are potentially not directly related to this application. In addition, the statements are voicing general concerns regarding the individual's situation, which does not necessarily mean support of this development, as these comments can be applied to applications anywhere in the Country.
4. Reasons for support include:
 - a. sustainability - it's been made absolutely clear this application and the site in question is not sustainable
 - b. provides local facilities - there is no guarantee any of these facilities will be built or occupied by businesses
 - c. recognises green space - it's eating into the heart of the green space and destroying what is already there
 - d. benefits the community - this is probably the most alarming reason to support as it also attracted the least number of comments. This does nothing to benefit the community. It removes green open space and replaces it with 100's of houses in an unsustainable location.

The overwhelming majority of local people who have contacted the Parish Council regarding this proposal are firmly against the application as presented.

Wraxall and Failand Parish Council implores North Somerset Council to reject this application on numerous planning grounds, some of which were contained within the Parish Council's previously submitted responses to this application.

9. To note that Parish Councillors have examined the following planning proposals and have no concerns to raise:

Application Number	Location	Proposal
26/P/1240/FUH	56 Green Pastures Road Wraxall BS48 1ND	Proposed erection of a first floor extension above the existing garage and side wing to include raising of the existing roof, construction of rear dormer and installation of 2no. rooflights
26/P/1340/FUH	27 Green Pastures Road Wraxall BS48 1ND	Proposed widening of existing dropped-kerb vehicular access.

The planning proposals were noted.

WRAXALL AND FAILAND PARISH COUNCIL

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

Application Number	Location	Proposal	Decision
26/P/1051/CQA	Land Adjacent To Valley View West Hill Wraxall	Application to determine whether Prior Approval is required for the change of use and conversion of existing agricultural buildings to create 1no. three bedroom dwelling (barn 1) and ancillary habitable space of utility room and home office (barn 2) used incidentally to the dwelling with operational development of the insertion of new windows and doors to both buildings	Prior approval required – Refused
26/P/0976/TPO	Fairbanks West Hill Wraxall	T1: Dead Ash - Monolith to 5m and coronet cut.	Consent Granted
26/P/0977/TPO	Fairbanks West Hill Wraxall	T1: Ash - Reduce stem over garden by 3m in height and spread. T2: Ash with advanced dieback - Remove to near ground level.	Consent Granted
26/P/1240/FUH	56 Green Pastures Road Wraxall BS48 1ND	Proposed erection of a first floor extension above the existing garage and side wing to include raising of the existing roof, construction of rear dormer and installation of 2no. rooflights.	Approved

The planning decisions were noted.

End of Minutes