WRAXALL AND FAILAND PARISH COUNCIL

Minutes of the meeting of Wraxall and Failand Parish Council held in the Cross Tree Centre, Wraxall on Thursday 10th September 2026 that commenced at 7:31pm when the following business was transacted.

Present: Councillors Gorford (from agenda item 122/26), Malpas, Mudge, Muschamp, Payne, Robinson, Sandeman, Sheppard and Wolff

North Somerset Councillors: Cartman and Dunn

Councillor Sandeman chaired the meeting.

Parish Clerk: Monika Ward

118/26 To receive apologies for absence.

Apologies for absence were received from Councillor Parsons (Chairman).

Councillor Amos was absent.

119/26 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 Muschamp had previously declared a disclosable pecuniary interest in planning application 26/P/1551/FUL as the owner of the land concerned. The application is to be considered under agenda item 129/26.

120/26 To approve as a correct record the minutes of the Parish Council meeting held on 9th July 2026.

It was RESOLVED to approve the minutes of the meeting held on 9th July 2026 as a correct record (6 votes in favour; 3 abstentions). Councillors Malpas, Payne and Wolff abstained, having not been present at the meeting.

Councillor Sandeman signed the minutes.

121/26 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.

Councillor Muschamp left the room.

A member of the public addressed the Parish Council regarding planning application 26/P/1551/FUL under agenda item 129/26.

Councillor Muschamp returned to the room.

122/26 To receive an update from representatives of Tyntesfield National Trust. No decision will be taken under this item.

Councillor Gorford joined the meeting.

Representatives of Tyntesfield National Trust updated Members on the wider Access Project and the developing Green Travel Plan.

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It was reported that the Access Project aimed to improve accessibility across the estate by providing accessible routes and facilities throughout. The proposed improvements included:

- improvements to visibility splays;
- construction of a new footpath to the visitor welcome building;
- widening of the driveway to accommodate two-way traffic;
- provision of additional accessible toilets, including facilities with hoists and gender-neutral cubicles;
- installation of 16 electric vehicle (EV) charging points;
- installation of a ramp to provide access to the Rose Garden, together with handrails to existing steps; and
- installation of a lift within the main building.

It was noted that the improvements would be delivered in phases.

123/26 To receive the Clerk's report.

The Clerk reported as follows:

i) Precept

The second instalment of the Parish Council's precept, totalling £29,421.50, had been received from North Somerset Council (NSC).

ii) Planning Consultation Period

NSC had confirmed that the consultation period for most types of planning application had been extended from 21 to 28 days. This was a voluntary change, and NSC reserved the right to revert to 21 days if necessary.

iii) National Planning Policy Framework (NPPF)

A revised National Planning Policy Framework (NPPF) had been published in August 2026. Most changes reflected the proposals in the December 2025 draft. Further changes following consultation included:

- a strengthened presumption in favour of development within settlements, including a new national definition of a settlement;
- expanded geographical coverage of 'well connected' train stations;
- greater protection for 'key community assets', including pubs and music venues;
- strengthened protection for National Parks and National Landscapes;
- a requirement for Neighbourhood Plans to 'have regard to' national decision-making policies, rather than 'accord with' them as stated in the previous draft; and
- explicit recognition of the need to consider the safety of women and girls in design.

iv) Neighbourhood Watch Signage

Neighbourhood Watch signage had been received and would be distributed to Members for installation within the parish.

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v) Royal Society for the Prevention of Accidents (RoSPA) Inspection Report

The Clerk reported that the annual RoSPA play area inspection reports had been received. The reports will be circulated to all Members for review.

124/26 To receive a report from the Long Ashton ward District Councillors.

Councillor Cartman reported that planning application 25/P/2599/OUT, relating to Land West of Flax Bourton Road, Failand, will be taken to appeal on the grounds of non-determination.

Councillor Cartman advised that the NSC Local Plan hearing was scheduled to take place in November 2026 and provided further information on the recent NPPF changes. He encouraged the Parish Council to consider making representations at both the Local Plan hearing and the appeal relating to planning application 25/P/2599/OUT.

Councillor Dunn reported that evidence submitted by residents had been forwarded to the quarry and that NSC would monitor dust levels in the surrounding area of the quarry.

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

125/26 To receive Councillor reports on meetings attended or communications undertaken representing the Parish Council.

Councillor Sheppard reported receipt of correspondence clarifying points raised by the Parish Council in relation to planning application 26/P/1375/LDE. It was confirmed that Councillors had considered all available documents before submitting the Parish Council's response.

126/26 To consider the appointment of David Seabright and Co. Ltd. as the Parish Council's internal auditor for Financial Year 2026/27.

It was unanimously RESOLVED to appoint David Seabright and Co. Ltd. as the Parish Council's internal auditor for the Financial Year 2026/27.

It was further agreed that an interim governance review should be undertaken.

127/26 To consider the replacement of the kissing gate at the Wraxall play area.

Members considered options and prices for replacement of the kissing gate.

It was unanimously RESOLVED to proceed with the installation of the Centrewire Chiltern 2 Way Gate Mk2 and to approve a budget of £912 (£760 plus 20% VAT).

Clerk will contact the contractor to place the order and arrange installation.

128/26 To consider the installation of an additional bin in Failand.

Members considered the provision of an additional bin in Failand, noting that the bin at the bus stop on Clevedon Road (B3128) was missing. It was agreed that the Clerk would contact NSC to enquire about its replacement. Members agreed that bin provision in Failand should be adequate once the missing bin had been reinstated by NSC.

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WRAXALL AND FAILAND PARISH COUNCIL

129/26 To consider and comment on the following planning proposals:

Application Number	Site Address	Proposal
26/P/1551/FUL	Former Quarry Bristol Road Wraxall	Erection of a dwellinghouse and garden store.
26/P/1644/FUL	Buzzards Farm Charlton Drive Wraxall BS48 1PD	Proposed erection of a new agricultural and forestry building with associated hardstanding.

Councillor Muschamp left the room and took no part in the consideration of planning application 26/P/1551/FUL.

26/P/1551/FUL - Former Quarry, Bristol Road, Wraxall - Erection of a dwellinghouse and garden store.

Members unanimously RESOLVED to OBJECT to planning application 26/P/1551/FUL for the following reasons:

1. There are currently five public comments which share common concerns for North Somerset Council to consider, some of which are shared by the Parish Council.

2. The Former Quarry land is designated as green belt. While the workings ceased around 1900, the site has had 120 years to naturalise. The design and access statement makes the case for grey belt; however, this is largely a technical argument for North Somerset Council to determine.

3. The primary concern of the Parish Council is the proposed access for the intended property.

   The access proposed is lacking detail regarding the “minor works” identified within the proposal and the impact to the much used bus stop and bus shelter, which does nothing to help the access required.

   The primary need for clear access by the applicant is based on a loose agreement in principle with the owner of the neighbouring property Myrtle Cottage. Therefore, no weight can be given to this agreement in principle. Once that is removed it becomes clear that access is recognised as a major problem for the applicant, both from visibility splays and the possible impact on those properties residing to the east of the proposed development and the existing bus stop and bus shelter.

In addition to the above, a housing development directly across the road has already been approved, which will have a direct impact on the number of vehicles accessing Bristol Road at this precise location, adding to what is already a dangerous road due to lack of width, visibility and speed of traffic. This will increase the risk of further accidents in addition to those currently experienced at this location.

Therefore, the Parish Council objects to this proposal in its current form although not to the principle of a dwelling on this site.

Should the officer be minded to approve this application then an appropriate condition should be included regarding an adequate lighting environment, which would not preclude bats from foraging and roosting.

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Councillor Muschamp returned to the room.

26/P/1644/FUL - Buzzards Farm, Charlton Drive, Wraxall, BS48 1PD - Proposed erection of a new agricultural and forestry building with associated hardstanding.

Members unanimously RESOLVED to OBJECT to planning application 26/P/1644/FUL with the following comment:

Wraxall and Failand Parish Council STRONGLY OBJECTS to this planning application for the following reasons.

There is significant history to this application and the land owned by the applicant involving other agricultural buildings in their ownership.

As such, the decision on this application should not be made in isolation, and the Parish Council asks the Case Officer for North Somerset Council to look closely at the detailed planning history for this property before making a decision.

The Parish Council would firstly draw the Case Officer's attention to the location for this application being just off Charlton Drive, close to Clevedon Road (see Site Location drawing), and a previous application 25/P/0189/FUL and reasons for its withdrawal. The land is the same, albeit now called Buzzard Farm rather than "Land at Charlton Drive".

The Parish Council would also like to draw the Case Officer's attention to planning applications 25/P/0916/CQA, 25/P/0519/FUL and 25/P/0534/FUL, as all applications are under one ownership and the parcels of land in question adjoin one another.

Wraxall and Failand Parish Council is concerned that the applicant has previously sought and been granted change of use of existing agricultural buildings citing no longer required and shortly after, submitting a request for another agricultural building, which was subsequently withdrawn (25/P/0189/FUL). This current proposal appears to be a repeated submission of 25/P/0189/FUL, but under a new location name.

This concern was raised by the Parish Council in our response to planning application 25/P/0189/FUL. If our understanding and obvious concern is correct, then this is a gross misuse and abuse of the planning system and all attempts to reject this application should be considered.

Please see below our response to a previous application related to the land in question and our concerns that a subsequent application such as this would shortly follow.

"Wraxall and Failand Parish Council objects to application 25/P/0916/CQA for the following reasons:

This application is to be considered alongside Planning Applications 25/P/0519/FUL and 25/P/0534/FUL as the owner is the same on all 3 applications and the locations are substantially close to each other.

We have submitted our objections against the 2 applications referenced above and these can be found in each application.

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This latest application should also be read in conjunction with 25/P/0189/FUL, which was recently withdrawn by the same applicant.

It should be noted that the above application (0189) was for a new agricultural building. When considered in light of this application for change of use of an existing agricultural building the case officer is asked to consider all applications (live or withdrawn for Charlton Farm, Charlton Park Farm, Charlton Lodge and Buzzards Farm) as being under the same ownership and on adjoining land. The plan by the applicant is clear that they intend to convert existing agricultural buildings and then build a replacement barn. All under the guise of permitted development.

The change of use for this existing agricultural barn should not be granted for the simple fact we know a barn is required by application 0189 and the reasons stated above.

These applications appear separate but are in fact under the same ownership and together have an enormous detrimental affect on the Green Belt, openness of the Countryside, quiet enjoyment by neighbours. They have a negative affect on the character of a rural setting.

One of the key criteria for granting such a request is that the building in question has not been used or is no longer required for agricultural purposes and can now be developed into a dwelling.

Application 0189 clearly sets out the justification for a new agricultural building of circa 465 square meters. This is on the same land as the agricultural barn referenced in this application 0916, which allegedly is no longer required.

Wraxall and Failand Parish Council respectfully requests the case officer examines all applications for the land off Charlton Drive and refuses this application based on the grounds detailed in this response."

130/26 To consider and comment on the following reconsultation:

Application Number	Site Address	Proposal
26/P/1172/FUH	37 The Grove Wraxall BS48 1LW	Proposed erection of a single storey side/front garage extension together with associated alterations.

Members unanimously RESLOVED to OBJECT to the reconsultation for planning application 26/P/1172/FUH the following reasons:

- Overdevelopment of original property.
- The introduction of a garage at the front of the property will have a substantial impact on the street scene
- The proposed garage would further constrain parking on the property. Given that street parking in The Grove is very difficult, it is recommended that, if the Planning Officer is minded to approve the application, then consideration be given to applying Conditions HHG01 (in the interests of the living conditions of nearby residents and in accordance with policy CS3) and HHG02 (in order to ensure that adequate parking

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provision is made in the interests of preserving highway safety and in accordance with policies CS10, CS11, DM24 and DM28)

131/26 To consider and comment on the draft Unilateral Undertaking for the purposes of Section 106 of the Town and Country Planning Act 1990 submitted for the following planning proposal :

Application Number	Site Address	Proposal
26/P/0222/FUL	Scouts Barn Oxhouse Lane Failand BS8 3SL	Change of use of land to garden land (C3 use Class), erection of a timber lodge for use as annexed accommodation, erection of a hay storage barn, retention of garden patio (retrospective); Removal of a garden gazebo and part of gravel parking area to front of dwelling. Erection of additional metal railings and new fencing around garden area.

Members unanimously RESOLVED to OBJECT to the draft Unilateral Undertaking for the purposes of Section 106 of the Town and Country Planning Act 1990 submitted for planning application 26/P/0222/FUL with the following comment:

Wraxall and Failand Parish Council's objections to planning application 26/P/0222/FUL (submitted on 16 March 2026) and planning application 25/P/0536/FUL (submitted on 8 May 2025) remain.

- This was a conversion under Class Q, which has already been extended past the permitted footprint of such conversion and there is a danger of overdevelopment in an open rural setting.
- Information provided by the applicant in support of this application is potentially misleading and is disputed by the Parish Council.

However, if the North Somerset Council's Enforcement Team and the Planning Department were minded to approve this application without any further action, then the Parish Council notes that the proposed Unilateral Undertaking should prevent any further development on this site.

132/26 To note the following planning decisions made by North Somerset Council:

Application Number	Site Address	Proposal	Decision
26/P/122/FUH	Tyntesfield House Tyntesfield Wraxall BS48 1NX	Improve accessibility to the house including 2no. new external access ramps, a visitor lift, and alterations to the Bell corridor	**Approved**
26/P/1123/LBC	Tyntesfield House Tyntesfield Wraxall BS48 1NX	Listed Building Consent to improve accessibility to the house including 2no. new external access ramps, a visitor lift, and alterations to the Bell corridor	**Approved**
26/P/1258/FUH	18 Jubilee Drive Failand BS8 3XD	Retrospective application for the erection of new 2m fencing and hedging to the front of the property.	**Refused**

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Application Number	Site Address	Proposal	Decision
26/P/1623/TEN	Land Opposite The Inner Stable The Stable Block Tyntesfield Wraxall BS48 1NS	Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 2no. 10m light wooden pole. THIS IS NOT A PLANNING APPLICATION.	**Noted** **(Unconditional)**

Planning applications were noted.

133/26 To note the following statutory payments (minute 185/20) paid since the last Parish Council meeting:

July			
Payee	**Description**	**Amount £**	**Payment Method**
K and E Property Maintenance	Bins - June	260	BACS
Ed Sage	Grass Cutting	380	BACS

August			
Payee	**Description**	**Amount £**	**Payment Method**
Scribe	Annual Renewal	580.61	BACS
Parish Council Websites	Annual E-mail Storage Renewal	18	BACS
K and E Property Maintenance	Bins – July and Failand Bin Repair	260	BACS
Ed Sage	Grass Cutting	380	BACS
ROSPA	Annual Playground Inspection	204	BACS

Statutory payments were noted.

134/26 To note the following non-statutory payments made since the last Parish Council meeting:

July			
Payee	**Description**	**Amount £**	**Payment Method**
Adroit Print	Printing of Ward Boundary Consultation Flyer	45	BACS
Monika Ward	Clerk's Expenses	71.30	BACS

August			
Payee	**Description**	**Amount £**	**Payment Method**
ALCA	Councillor Training	35	BACS
K and E Property Maintenance	Bins – July and Failand Bin Repair	135	BACS
Monika Ward	Clerk's Expenses	31	BACS

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Non-statutory payments were noted. A budget update sheet had been pre-circulated to all Members prior to the meeting.

135/26 To agree actions to be carried out prior to the next meeting.

123/26 v)	The Clerk
126/26	The Clerk
127/26	The Clerk
128/26	The Clerk

136/26 To agree agenda items for the next meeting.

It was agreed that the following item will be included on the agenda for next meeting:

To consider quotations for the trimming of trees surrounding the duck pond.

137/26 To note date of next Parish Council meeting: Thursday 12th November 2026.

On 8th October 2026 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.

Dates of the next Parish Council meeting and Parish Councillor discussion were noted.

The meeting closed at 9:59pm.

End of Minutes

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