WRAXALL AND FAILAND PARISH COUNCIL

Minutes of the meeting of Wraxall and Failand Parish Council held in the Cross Tree Centre, Wraxall on Thursday 14th May 2026 that commenced at 7:30pm when the following business was transacted.

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

North Somerset Councillors: Cartman and Dunn

Parish Clerk: Monika Ward

68/26 To appoint a Chairman of the Parish Council.

It was unanimously RESOLVED to elect Councillor Parsons as Chairman.

69/26 To appoint a Vice Chairman of the Parish Council.

It was unanimously RESOLVED not to appoint a Vice Chairman.

70/26 To request the Chairman and Vice Chairman to sign their declarations of office.

The Chairman signed the declaration of office. Vice Chairman was not appointed.

71/26 To receive apologies for absence.

Apologies were received from Councillor Muschamp. Councillor Amos was not present.

72/26 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.

No declarations of interest were received.

73/26 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.

No member of the public had requested to speak.

The process will commence to co-opt a Parish Councillor to fill the casual vacancy. The candidate(s) will have five minutes to introduce themself to the Councillors.

74/26 The Council is recommended to resolve that in accordance with Section 1(2) of the Public Bodies(Admission to Meetings) Act 1960, and as extended by Schedule 12A of the Local Government Act 1972, the public, including the press, be excluded from the meeting during consideration of the following agenda item (76/26) by reason of the confidential nature of the items of business to be transacted.

It was unanimously RESOLVED to exclude members of the public.

75/26 To consider the candidate(s) for co-option to the Parish Council.

The candidate was considered by the Parish Council.

The candidate was invited to return to the meeting room.

76/26 To vote to co-opt a new Parish Councillor to fill the casual vacancy.

It was RESOLVED to co-opt Maria Payne to the Parish Council.
Councillor Payne signed the declaration of office and joined the Council.

77/26 To approve as a correct record the minutes of the Parish Council meetings held on 12th March 2026.

It was RESOLVED to approve the minutes of the meeting held on 12th March 2026 as a correct record (7 in favour, 2 abstentions – Councillor Wolff was not present at the meeting, Councillor Payne was not a Member of the Parish Council and was not present at the meeting).

The Chairman signed the minutes.

78/26 To appoint members of the Finance Team.

It was unanimously RESOLVED that Councillors Gorford, Parsons, Robinson and Sheppard be appointed to the Finance Team and authorised to act as signatories on the Parish Council's bank accounts.

79/26 To appoint members of the HR/Staffing Team.

It was unanimously RESOLVED that Councillors Malpas, Sandeman and Wolff be appointed to the HR/Staffing Team.

80/26 To receive the report from the Internal Auditor for the Financial Year 2025/26.

The report was presented to all Members.

81/26 To approve the Annual Governance statement for the year ending 31st March 2026 (s.1 of the Annual Return 2025/26).

It was unanimously RESOLVED to approve the Annual Governance statement.

82/26 To approve the Annual Accounting statements for the year ending 31st March 2026 (s.2 of the Annual Return 2025/26).

It was unanimously RESOLVED to approve the Annual Accounting statement.

83/26 To note the dates for the Notice of Public Rights for Financial Year 2025/26.

The dates for the Exercise of Public Rights were noted, being 22 June 2026 to 31 July 2026.

84/26 To confirm that there is no conflict of interest between the Parish Council and the external auditors BDO LLP.

It was unanimously RESOLVED to confirm that there is no conflict of interest.

85/26 To approve and adopt the updated Financial Risk Assessment.

It was unanimously RESOLVED to approve and adopt the Financial Risk Assessment.

86/26 To adopt the Digital and Data Compliance Risk Register.

It was unanimously RESOLVED to approve the Digital and Data Compliance Risk Register.

87/26 To receive the Clerk's report.

The Clerk provided an update on the following matters:

i) Grant from North Somerset Council

The Clerk reported that the Parish Council had received a grant of £1,000 from North Somerset Council towards planting and signage to enhance the area around the duck pond at the Elms.

ii) Community Infrastructure Levy (CIL)

The Clerk reported that the Parish Council had received £1,155 in CIL funding in 2025/26 and that the current balance of CIL funds held by the Parish Council was £1,578.76.

iii) Avon Pension Fund and Payroll

The Clerk reported that the actuarial assessment of the pension fund had been completed and that, following the review, the Parish Council's employer pension contribution rate had been reduced from 25% to 14.5% for the next three years.

The Clerk further reported that, due to incompatibility between the payroll administrator's IT systems and the pension return systems operated by the Avon Pension Fund, the payroll service had been downgraded. As the Clerk is responsible for submitting the monthly pension returns, the upgraded pension service was no longer required.

iv) Clerk's Training

The Clerk provided an update on the professional qualifications completed and the new training/qualification commenced.

88/26 To receive a report from the Long Ashton ward District Councillors.

Councillor Cartman reported that a number of complaints had been received regarding the sequencing and the sensitivity of the new traffic light system on Beggar Bush Lane, which was causing disruptions and significant tailbacks during peak periods. The matter had been raised with North Somerset Council and the Highways Team was due to investigate the issue.

It was reported that the North Somerset Local Plan was being prepared for submission to the Planning Inspectorate.

An update was received in respect of the planning application submitted by the Bristol & Clifton Golf Club (25/P/2595/FUL). It was noted that following the review of the application the Planning Officer had requested that the purpose of the application be amended to landfill.

Councillor Dunn reported that he was continuing to pursue a meeting with the quarry to discuss concerns raised by residents regarding the condition of roads in the vicinity of the quarry and the use of weight restricted roads by lorries travelling to/from the quarry.

It was further reported that North Somerset Council was proceeding with joining the West of England Combined Authority (WECA).

89/26 To receive Councillor reports on meetings attended or communications undertaken representing the Parish Council.

Councillors Parsons and Malpas reported that they had been in contact with the Cabinet Member for Highways and Transport at North Somerset Council. A traffic synopsis detailing hot-spots, traffic flow, recorded accidents and associated issues together with potential solutions had been prepared and submitted to North Somerset Council for review. It was noted that a meeting with the Cabinet Member for Highways and Transport will be arranged to discuss the report once the Highways team has completed its review.

Councillor Parsons had reported communication with North Somerset Council concerning the planned closure of Bristol Road from 18 June for seven days between 09:30 and 15:30. It was noted that Bristol Road is the main arterial route for articulated lorries and busses travelling to Nailsea and that the diversion routes identified by North Somerset Council may direct large vehicles onto unsuitable or weight restricted roads. These concerns have been reported to North Somerset Council.

The Neighbourhood Watch Briefing session held at Failand Village Hall was noted. There was substantial interest in establishing a Neighbourhood Watch Scheme in Failand; however, no residents volunteered to coordinate the initiative. It was proposed that a follow-up session be arranged to allow residents further time to consider volunteering and to discuss the logistics of setting up the scheme.

90/26 To consider the Parish Councils response to draft recommendations for the electoral arrangements for North Somerset as proposed by the Local Government Boundary Commission for England (LGBCE).

Members noted that the LGBCE is reviewing ward boundaries in North Somerset and that the recent draft recommendations published by the LGBCE recommend transferring the Elms from Long Ashton ward to Nailsea Golden Valley ward.

The Parish Council considered the draft recommendation and disagreed with the proposed change. A response to the LGBCE consultation will be drafted by the Parish Council.

It was agreed that residents of the Elms should be informed of the draft recommendations proposed by LGBCE.

It was unanimously RESOLVED that a flyer should be produced and distributed to residents of the Elms and the budget of £500 be approved for this purpose.

91/26 To consider the grant request received from Great Western Air Ambulance Charity.

The Parish Council considered the request. It was RESOLVED not to provide a grand to the Great Western Air Ambulance Charity.

It was further RESOLVED that, as no budgetary provision for grant funding had been made within the current financial year, the Clerk be authorised to respond to any future grant applications advising that the Parish Council is unable to consider grant requests at this time.

92/26 To ratify the addendum to the Parish Council's response regarding planning application 25/P/2599/OUT for Land West of Flax Bourton Road, Failand.

It was RESOLVED to ratify the addendum to the Parish Council's response to planning application 25/P/2599/OUT.

The addendum is attached as an Appendix to these minutes.

93/26 To note that Parish Councillors have examined the following planning proposals and have no concerns to raise:

Application Number	Site Address	Proposal
26/P/0849/AOC	The Dell Church Lane Lower Failand BS8 3SP	Request to discharge condition numbers 7 (Landscape and Ecological Management Plan (LEMP) and 11 (Incorporation of features to enhance the biodiversity value on application 24/P/0180/FUL.
26/P/0717/FUL	Tyntesfield House Tyntesfield Wraxall BS48 1NX	Proposed connection of existing Mansion power supply to a borehole North-East of the former lake to facilitate a water supply to the Rose Garden, West Lawns and Southern Terrace utilising combined trenches below existing pathways.
26/P/0718/LBC	Tyntesfield House Tyntesfield Wraxall BS48 1NX	Listed Building Consent for the connection of existing Mansion power supply to a borehole North-East of the former lake to facilitate a water supply to the Rose Garden, West Lawns and Southern Terrace utilising combined trenches below existing pathways

The planning proposals were noted.

94/26 To note the following planning decisions made by North Somerset Council:

Application Number	Site Address	Proposal	Decision
25/P/2680/PIP	Land Adjacent To Cherry Trees Green Lane Failand BS8 3TW	Permission in principle for the construction of up to 2no. dwellings	Refused
26/P/0526/FUH	15 Hill Drive Failand BS8 3UX	Proposed demolition of existing side extension and conservatory. Construction of new side and rear extensions alongside thermal upgrade with exterior finish changes throughout.	Approved
26/P/0513/FUH	18 Woodland Close Failand BS8 3XB	Demolition of the existing attached garage and proposed erection of a single story extension to create a 4th bedroom, ensuite and new garage. Erection of a small, single story porch extension and demolition of the existing chimney and roof repair, together with associated works.	Approved
26/P/0237/TPO	1 Wraxall Piece Green Lane Failand BS8 3TW	T1 Maple to reduce by 20-30% with around a 0.5-2m removed from the top (by customer request). T2 Ash, To be removed due to class 3 die back.	Consent Granted

The planning decisions were noted.

95/26 To ratify the following payment made since the last Parish Council meeting:

March			
Payee	Description	Amount £	Payment Method
ALCA	Councillor Training x 6	210	BACS

April			
Payee	Description	Amount £	Payment Method
Failand Village Hall	Refundable Deposit for Hall Hire	250	BACS

It was unanimously RESOLVED to ratify the payments.

96/26 To note the following statutory payments (minute 185/20) paid since the last Parish Council meeting:

March			
Payee	Description	Amount £	Payment Method
K and E Property Maintenance	Bins - February	260	BACS
Clear Councils	Insurance Cover (2025/2026)	1,460.39	BACS
PATA	Payroll Services	51.30	BACS

April			
Payee	Description	Amount £	Payment Method
K and E Property Maintenance	Bins - March	260	BACS
GB Sport & Leisure	Playground Inspection April - September	576	BACS
ALCA	ALCA and NALC Annual Subscription Fee	715.64	BACS
Parish Council Websites	Domain Renewal	36	BACS

The statutory payments were noted.

97/26 To note the following non-statutory payments made since the last Parish Council meeting:

March			
Payee	Description	Amount £	Payment Method
Tadman Planning	Planning Consultancy Services	1,200	BACS
North Somerset Council	Monitoring Cameras	330	BACS
Nailsea and District Community Transport	Grant	750	BACS
ALCA	Clerk's Training	395	BACS
Monika Ward	Clerk's Expenses	111.60	BACS

April			
Payee	Description	Amount £	Payment Method
Cross Tree Centre	Room Hire	180	BACS
Zoom	Annual Subscription	155.88	BACS
Microsoft	Microsoft 365 Business Annual Subscription	138.24	BACS
Monika Ward	Clerk's Expenses	36.70	BACS

The non-statutory payments were noted. A budget update sheet had been pre-circulated to members.

98/26 To agree actions to be carried out prior to the next meeting.

89/26 Councillor Parsons, Councillor Malpas and the Clerk
90/26 Councillor Parsons, Councillor Sandeman and the Clerk

99/26 To agree agenda items for the next meeting.

There were no additional items raised.

100/26 To note date of next Parish Council meeting: Thursday 9th July 2026.

On 11th June 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.

The date of next meeting was noted.

Meeting concluded at 9:42pm.

End of Minutes.

Appendix

Wraxall & Failand Parish Council

Addendum to the Submission

In response to

Proposed development off Flax Bourton Road, Failand

Dear Sir or Madam

Land West of Flax Bourton Road, Failand

25/P/2599/OUT - Outline application for a phased development of up to 200 dwellings with landscaping and open space, a flexible retail/cafe/community unit (non-residential uses to include Use Classes E and F2), and associated infrastructure with access for approval; all other matters of appearance, layout, scale and landscaping reserved for subsequent approval

1. Wraxall and Failand Parish Council continues to **STRONGLY OBJECT** and recommend North Somerset Council (NSC) refuse this application, but would like to add an addendum to their previous objection dated 2 March 2026.

Appeal Decision at Land East of Failand, Failand – APP/D0121/A/09/2117326

1. The Planning Inspector's decision relating to the proposed residential development on land at Weston Road, Failand, which is attached at Appendix **1,** is a material consideration in the determination of the present application. Furthermore, notwithstanding the passage of time since it was issued, the decision remains highly relevant given the proximity of the appeal site to the development site and the similar nature of the development proposed.

2. Importantly, the circumstances that informed the Inspector's conclusions have not materially changed in the intervening period. Failand remains a small rural settlement with a limited range of services and facilities, and residents continue to rely heavily on travel to larger settlements such as Bristol, Nailsea and Clevedon to meet day-to-day

needs. There has also been no substantive change in the national or local planning policy framework relating to sustainable development, which continues to emphasise the importance of locating significant housing growth in locations where a genuine choice of sustainable transport options exists and where reliance on the private car can be reduced.

3. In dismissing the appeal, the Inspector concluded that the site represented an unsustainable location for major residential development.

4. Particular weight was given to the limited services and facilities available locally, the lack of realistic alternatives to private car travel, and the likelihood that future residents would therefore be heavily reliant on the private car to access employment, education, retail and other day-to-day services.

5. The Inspector also gave significant consideration to the fact that the site lay within the Green Belt, recognising that substantial residential development in this location would 'significantly diminish the existing sense to openness and thus cause material harm to the most important attribute of the GB (Green Belt)'. They also conclude that the development would undermine its fundamental purpose of preventing urban sprawl and by encroaching into the countryside.

6. These conclusions remain directly relevant to the current proposal for residential development off Flax Bourton Road, which raises many of the same concerns regarding the sustainability of development in this location, the impact on the openness and function of the Green Belt, and the ability of the surrounding area and infrastructure to accommodate further large-scale residential growth.

Suggested Conditions

7. Without prejudice to the above objection or the original, and in the hopefully unlikely event that the Council is minded to grant planning permission for the development, the Parish Council requests that the following matters are secured either before planning permission is granted or by way of planning conditions and/or planning obligations:

<u>Infrastructure Provision</u>

8. The provision and delivery of essential infrastructure, including electricity supply, water supply and wastewater infrastructure, should be fully understood, designed and secured prior to the granting of planning permission. Given the concerns outlined above regarding existing infrastructure capacity, it is essential that the necessary upgrades are clearly identified and deliverable without causing unacceptable harm to surrounding woodland, estates and the wider environment.

Class E unit

9. The proposed Class E unit should be secured, at least in the first instance, as a local convenience store serving the day-to-day needs of residents. Furthermore, in order to maximise the likelihood of the unit coming forward and securing an appropriate occupier, the unit should be delivered to an appropriate shell and core standard (sometimes referred to as “basic fit-out”) that enables early occupation and reduces barriers to delivery.

10. The unit should also be required to be constructed and made available for occupation prior to, or at an appropriate trigger point within the development, such as the occupation of 50% of the dwellings, in order to ensure that the facility is delivered alongside the growth of the community rather than significantly delayed until the later stages of the development.

11. Securing the above either by condition or obligation would be appropriate and, although they would require some bespoke wording, condition number UMP01 of the North Somerset standard planning conditions would represent a good starting point.

Affordable housing

12. Of the proposed 45% affordable housing provision, the Parish Council requests that at least **40% is secured as social rent** within the S106 legal agreement, in order to ensure that the development meaningfully contributes towards meeting the most pressing local housing needs.