WRAXALL AND FAILAND PARISH COUNCIL

Parish Council Clerk: Monika Ward
Email: clerk@wraxallandfailand-pc.gov.uk, Telephone: 07918 002244

To the Chairman and members of Wraxall and Failand Parish Council,

You are summoned to attend the Meeting of Wraxall and Failand Parish Council, to be held at the Cross Tree Centre, Wraxall at 7.30pm on Thursday 12th November 2026.

Councillors are reminded that the Parish Council has a general duty to consider the following matters in the exercise of any of its functions: Equal opportunities (race, gender, sexual orientation, marital status and any disability), crime and disorder, health and safety, and human rights.

Members of the public, including press, are welcome to attend the meeting in accordance with Section 1 of the Public Bodies (Admission to Meeting) Act 1960 and the Local Government Act 1972, unless their presence is precluded by the Parish Council by resolution during the whole or part of the proceedings.

This entitlement does not include the right to speak on any matter except that of the parishioners of Wraxall & Failand.

Members of the public and the press may speak at the commencement of the meeting given over specifically for this purpose. They may speak only once, for a maximum of three minutes, and only in respect of items listed on the agenda. The period of time allocated for this purpose shall not exceed 30 minutes.

Prior notice of a request to speak must be given to the Parish Clerk no later than 12:00 noon on Tuesday 10th September 2026.

M. Ward

Signed Monika Ward
Parish Council Clerk
6th November 2026

Agenda

138/26 To receive apologies for absence.

139/26 To receive declarations of personal or pecuniary interest in matters on this agenda.

140/26 To approve as a correct record the minutes of the Parish Council meeting held on 10th September 2026.

141/26 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.

142/26 To receive the Clerk's report.

143/26 To receive a report from the Long Ashton ward District Councillors.

144/26 To receive Councillor reports on meetings attended or communications undertaken representing the Parish Council.

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145/26 To note the Casual Vacancy for Wraxall and Failand Parish Council and to consider the process and timetable for co-option.

146/26 To note the conclusion of audit of accounts for Wraxall and Failand Parish Council for the year ended 31 March 2026.

147/26 To consider highways and transport issues within the parish and to determine priorities for improvement and action.

148/26 To agree the process for the tendering of the Parish Council's grass cutting contract, including the schedule of work.

149/26 To consider quotations for the trimming of trees surrounding the duck pond.

150/26 To consider the installation of a replacement bin in Failand.

151/26 To consider and approve the engagement of a professional advisor to support the Parish Council in preparing its response to the reconsultation on planning application 24/P/1586/OU2, relating to the proposed development on land North Of Southfield Road Trading Estate, Clevedon Road, Nailsea.

152/26 To consider and comment on the following planning appeal:

Application Number	Site Address	Proposal
25/P/2680/PIP	Land Adjacent To Cherry Trees Green Lane Failand	Permission in principle for the construction of up to 2no. dwellings

153/26 To consider and comment on the following planning proposals:

Application Number	Site Address	Proposal
26/P/2038/FUH	61 Clevedon Road Failand BS8 3UL	Demolition of existing rear extensions. Erection of a single-storey rear extension, hip-to-gable loft extensions utilising flat-roof rear dormer and 2no. front dormers, 2-storey front porch extension and replacement of roofing with new.
26/P/2064/FUH	59 Clevedon Road Failand BS8 3UL	Demolition of existing rear extensions. Erection of a single-storey front and rear extensions, hip-to-gable loft conversion utilising flat-roof rear dormer and 2no. front dormers, 2-storey front porch extension and replacement of roofing with new.
26/P/2141/FUH	18 Jubilee Drive Failand BS8 3XD	Retrospective application for the erection of 2m fence to the front of the property with proposed relocation of front-most fencing and hedging.

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154/26 To note the following planning proposals and confirm that the Parish Council does not have any issues to raise:

Application Number	Site Address	Proposal
26/P/1940/TPO	10 Woodland Way Failand BS8 3UD	T1 - Birch, reduce by roughly 2-3.0m and reshape
26/P/1959/TPO	9 Manor Way Failand BS8 3UY	3 x mature Oak trees to reduce by 2.5 - 3 metres to previous points, as part of a regular maintenance schedule.
26/P/1960/TPO	11 Manor Way Failand BS8 3UY	5 x Oak trees to reduce by 2.5-3 metres, back to previous points. 1 x Oak tree to be reduced by 3 metres and cut back to allow a 3 metre clearance from building

155/26 To note the following planning decisions made by North Somerset Council:

Application Number	Site Address	Proposal	Decision
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.	**Approved with legal agreement**
26/P/1683/TPO	The Cottage Oxhouse Lane Failand	Group TPO number: 177. The following number system (T1 - T5) is the reference for the position of each specimen on the sketch plan provided. - Monkey Puzzle (T1), dead standing specimen - Fell to ground level and remove stump with a mechanised stump grinder, to allow space and suitable ground for replanting in its place. - Field Maple (T2) - Light crown reduction of up to 0.5metres in all directions and thin by 20% to tidy form and provide clearance from driveway. - Cherry (T3), tree is in decline. Lots of epicormic regrowth and evidence of extensive retrenchment. - Fell to ground level. There is a small, self-set Cherry growing within this area, which is healthy and will proudly take place of the dying specimen.	**Consent Granted**

		- Willow (T4), multistemmed specimen with included unions at ground level which are separating. - Remove x2 broken branches, and reduce the length of the western limb by up to 2.5metres to a suitable growth point, to reduce the weight and therefore mitigate further stem separation. - Monterey Cypress(T5), smaller diameter, heavily leaning (towards the road) specimen rooted between the larger Monterey and Horse Chestnut - Fell to ground level, to allow space and separation between the larger surrounding trees.	
26/P/1758/LDE	Buzzards Farm Charlton Drive Wraxall BS48 1PD	Certificate of lawfulness for the existing 11no. shipping containers and 3no. outbuildings on land at Buzzards Farm used in connection with the lawful agricultural use of the land.	**Approved (Lawful)**

156/26 To review the Parish Council's list of statutory payments.

157/26 To note the following statutory payments (minute 185/20) paid since the last Parish Council meeting:

September			
Payee	**Description**	**Amount £**	**Payment Method**
K and E Property Maintenance	Bins - August	260	BACS
Ed Sage	Grass Cutting	380	BACS
BDO LLP	External Audit Fee	378	BACS

October			
Payee	**Description**	**Amount £**	**Payment Method**
K and E Property Maintenance	Bins – September	260	BACS
Ed Sage	Grass Cutting	380	BACS
GB Sport & Leisure	Playground Inspections October - March	576	BACS

158/26 To note the following non-statutory payments made since the last Parish Council meeting:

September			
Payee	**Description**	**Amount £**	**Payment Method**
Ed Sage	Wraxall Play Area Repairs	140	BACS
Neighbourhood Watch Shop	Neighbourhood Watch Stickers	76.90	BACS
Monika Ward	Clerk's Expenses	71.30	BACS

October			
Payee	**Description**	**Amount £**	**Payment Method**
Amazon	Noticeboard Magnets	14.40	BACS
Tadman Planning	Planning Consultancy Services for Flax Bourton Road Appeal (50% of fee)	840	BACS
Monika Ward	Clerk's Expenses	31	BACS
Tadman Planning	Planning Consultancy Services for Flax Bourton Road Appeal (remaining 50% of fee)	840	BACS

A budget update sheet and bank reconciliation will be pre-circulated to members.

159/26 To agree actions to be carried out prior to the next meeting.

160/26 To agree agenda items for the next meeting.

161/26 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.

CONFIDENTIAL AGENDA

The Council is recommended to resolve that, in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and Schedule 12A to the Local Government Act 1972, the public and press be excluded from the meeting during consideration of agenda item 162/26 by reason of the confidential nature of the business to be transacted.

162/26 To receive an update on staffing matters.

163/26 To note the nationally agreed pay increase of 3.3% for council staff, applicable to all National Joint Council pay points and allowances, to be back dated to 1st April 2025 for the 2026/27 pay period.

End of Agenda.