

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 29 January 2019**

Present: Mr B Taylor (Chair) Mrs P Ledbury
Mrs D Robertson Mrs D Yamanaka
Ms J Bishop (Assistant Clerk)

In attendance: A resident in relation to the Cox's Green development

1 Apologies for absence

Apologies were received from Cllrs Rawlins and Bigg.

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

A resident attended to hear the update on the Cox's Green development which was to be discussed under agenda item 8 (Other Planning Issues).

4 Minutes of the previous meeting

The Minutes of the meeting held 8 January were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was noted that there were no items of direct relevance to Wrington discussed at the meeting on 9 January apart from 17/P/5592/FUL (two-storey medical centre on land on the west side of Smallway, Congresbury) which had been approved. The issue of whether the pedestrian crossing had traffic lights or was to be an 'island' without lights was yet to be resolved.

6 Decision Notices issued by NSC

A list of Decision Notices had been circulated prior to the meeting and these were noted. In summary:-

- 17/P/1972/PDA - Land to west of, Fir Tree Farm, 13 Ashford Road, Redhill, BS40 5TH – Prior approval required
- 17/P/2349/F - Worships Farm, Row Of Ashes Lane, Redhill, BS40 5TU
- withdrawn
- 18/P/4858/FUH - 11 The Cottages, Station Road, Wrington, BS40 5LH
- approved
- 18/P/4877/OUT - Land to the rear of, 5 School Road, Wrington, BS40 5NA
- withdrawn
- 18/P/5102/AIN - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP - approved
- 18/P/5140/AIN - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP – approved

It was noted the Council had not been consulted on 18/P/5102/AIN and 18/P/5140/AIN before Decision Notices had been issued. NSC had been contacted about this but had not responded.

7 Planning Applications

A list of planning applications had been circulated prior to the meeting. Cllr Taylor drew the meeting's attention to 18/P/5175/NMA (Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP) which was on this week's list of registered applications. As the deadline for comments was 13 February the meeting agreed to consider the application.

Application 18/P/5198/FUL - Units 1-4 Railway Wharf, Station Road, Wrington, BS40 5LL

The Council agreed there were no objections in principle to the application. However the Council recommends NSC visit the site because:-

- The site is at the junction with Station Road which is a main road into/out of Wrington and also on a bus route.
- The street name sign is on the site and, presumably, will require re-siting.
- The Council is not sure the site is big enough for 2 parking spaces.
- The proposal must not obscure visibility for vehicles leaving Westward Close.

Application 18/P/5174/FUL - The Croft, Winters Lane, Redhill, BS40 5SN

It was agreed there were no objections in principal to the proposed change of use. However, if approved, it should be conditioned that the units can only be used as holiday accommodation with no off-site airport parking allowed. Councillors also commented on the fact that Winters Lane is narrow and unsuitable for increased volumes of traffic.

Application 19/P/0016/FUL - Hortswood Farm, Long Lane, Wrington, BS40 5SP

Councillors agreed to object to the application. There has been a history of complaints by neighbours about the activities on the site, followed by enforcement cases and, mostly, retrospective applications. Two of these enforcement cases, one relating to airport parking, are still on-going. A further outstanding enforcement case at another site has already established that the siting of shipping containers in Green Belt is not acceptable. Therefore, this should also apply to this new application which must also be regarded as inappropriate development in the Green Belt.

Application 18/P/5118/OUT - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP

The draft commented (previously circulated) was agreed for submission to NSC in due course.

Application 18/P/4969/RM - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP

The Council agreed to object to the application:-

- The application should be a full application rather than a Reserved Matters application as it changes the use of the area from general use to use by commercial aircraft. It also increases the total number of commercial stands.

- No details are provided about what is to happen to the maintenance hangar which, presumably, is to be the subject of a further application.
- The site is close to a bat foraging area but it would appear no Environmental Impact Assessment has been carried out, which is required by current planning policy, to determine the effect of the proposed lighting and of concreting over what is currently grassland.
- Due to the environmentally sensitive nature of the area, if approved, aircraft movements should be limited.
- The three masts will have a negative impact on the openness of the Green Belt. The proposed lighting levels are unacceptably high and will be visible from the Mendip Hills AONB and the surrounding area.
- The Council does not feel qualified to comment on the proposals for drainage and the impact of concreting over, predominantly, a green field site.

Application 18/P/5175/NMA - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP

As this application is linked to 18/P/4969/RM (see above) it was agreed to submit the same objection.

8 Other Planning Issues

- **Update on Cox's Green development**

A new lighting plan has recently been received but has not yet been examined. The resident explained he will meet with NSC shortly to discuss the drainage scheme. The date of this meeting is to be confirmed but he will report back to the Council once it has happened. The resident also stated that he believed the landowner had recently died, which may complicate matters further.

The resident left the meeting

- **Congresbury Parish Council – Congresbury Neighbourhood Development Plan 2018-2036**

This was noted.

- **Yatton Neighbourhood Development Plan**

This was noted.

Cllr Ledbury offered a vote of thanks to Cllrs Taylor and Robinson for all their hard work on the Bristol Airport application, 18/P/5118/OUT. The meeting agreed.

The Meeting was closed at 7.15pm

Chairman