

**Minutes of a Meeting of the Planning Committee of  
Wroughton Parish Council  
held in the John Locke Room at 6.30pm on Tuesday 19 July 2022**

<b>Present:</b>	Cllr B Taylor (Chair) Cllr J Steinbach	Cllr G Bigg J Bishop (Assistant Clerk)
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**1 Apologies for absence**

Apologies for absence were received from Cllrs Yamanaka, Abdul-Wahab, Ward, Coffey, Vaughn and Neve.

**2 Declarations of Interest**

There were no declarations of interest.

**3 Public Participation**

There were no members of the public present.

**4 Minutes of the previous meeting and matters arising**

The Minutes of the meeting held on 28 June 2022 were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

The meeting scheduled for the 20 July had been cancelled due to lack of business and the papers for the next meeting to be held on 17 August were not yet available on NSC's website.

**6 Decision Notices issued by NSC**

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

- 22/P/0419/FUL - Travis Perkins Builders Merchants, Havyatt Road Trading Estate, Havyatt Road, Wroughton, BS40 5DD – approved
- 22/P/1090/FUL - 3 Dairy Barn, Hailstones Farm, Red Hill, Redhill, Bristol, BS40 5TG – withdrawn
- 22/P/1281/NMA - Gatcombe Farm Industrial Estate, West Hay Road, Wroughton, North Somerset, BS40 5GF – approved
- 22/P/1356/TRC - Laburnum at Little Court Cottage, The Triangle, Wroughton, North Somerset – approved. (The Council had not been notified about this application. NSC have apologised and said there were problems with it being validated due to staff shortages.)

It was also noted that 22/P/0315/LBC & 22/P/0362/FUL (The Old Rectory, Broad Street, Wroughton, BS40 5LD) had been withdrawn and 22/P/1177/MMA (Land to West of Cooks Bridle Path, Backwell) had been approved. These decisions had been established after the meeting papers had been circulated.

## 7 Planning Applications

A list of planning applications had been circulated prior to the meeting.

### **22/P/1256/RM - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF**

Councillors discussed the history of the site and agreed there were no objections to this application. In fact they were encouraged that the proposals supported the original application (21/P/0019/OUT).

### **22/P/1514/LDE - Oakfield Lodge, West Hay Road, Wrington, North Somerset, BS40 5NP**

The Council agreed they had no information either to support or dispute the evidence presented in the application.

### **22/P/1636/AIN - Bristol International Airport, North Side Road, Felton, Wrington, BS48 3DY**

Councillors were disappointed that this was a retrospective application. They discussed whether it complied with current planning policy (Part 8 (Class F) of the Town and Country Planning Act (General Permitted Development) (Amendment) (England) Order, 2015) and it was agreed further reading of the Act was necessary. However, it was agreed, if permission is granted, that a date for the removal of the marquee should be conditioned.

*[Post Meeting Note – it was later established that the marquee complies with Section F1(b) and probably complies with Section F1(c) of the Act. It also complies with paragraph F4(a) but not with paragraph F4(b). Furthermore, as the application is retrospective and as there is no evidence that the Airport consulted with NSC prior to installation, the Airport appear to be in breach of its obligations under the Act meaning the marquee is unlawful development. Once this had been established Cllr Taylor circulated a draft comment which Cllrs Bigg and Steinbach agreed to via email.]*

### **22/P/0167/FUH - Warren House, Brockley Combe Road, Backwell, North Somerset, BS48 3DF**

It was noted that the site is outside the settlement boundary, in Green Belt and also in Wrington Warren (an ecologically sensitive area in Zone A of North Somerset and Mendip Area Bats Special Area of Conservation for Horseshoe Bats). It was agreed to object to the application:

- The increase to five bedrooms raises the question of whether there will be an increase in traffic to and from this sensitive site.
- There have been several applications for extensions over the years which aggregated together with this new application would increase the footprint of the building over the guideline limit of 50% as specified by current planning policy (this does take include the development of the roof space).
- Given the location of the site it is important that light pollution is minimised. Although an earlier application laid out conditions to restrict the levels of lighting on site and, bearing in mind the comments in the Bat Survey, the Council is concerned that no measures to mitigate the effects of light pollution have been offered. It is not only bats but many other species which

would be adversely affected by these proposals in this ecologically sensitive and isolated woodland setting.

## **8 Other Planning Issues**

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge requirements: 22/P/1557/DCO and 22/P/1651/DCM**

These were noted.

The Meeting was closed at 7.05pm

**Chairman**