

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 4 April 2023**

Present:	Cllr B Taylor (Chair) Cllr G Bigg Cllr D Yamanaka J Bishop (Assistant Clerk)	Cllr J Steinbach Cllr J Morgan Cllr M Abdul-Wahab (from item 4)
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1 Apologies for absence

Apologies for absence were received from Cllr Vaughn.

2 Declarations of Interest

Cllr Taylor declared a personal interest in 23/P/0419/LDP (9 Kings Road, Wrington, North Somerset, BS40 5LW) as he knows the applicant.

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 14 March 2023 were reviewed and adopted as a true record. There were no matters arising.

Cllr Abdul-Wahab joined the meeting. She declared a personal interest in both 23/P/0419/LDP (9 Kings Road, Wrington, North Somerset, BS40 5LW) and 23/P/0478/FUH (1 Butts Orchard, Wrington, BS40 5DR) as she knows the applicants.

5 NSC Planning and Regulatory Committee

The meeting scheduled for 15 April had been cancelled due to lack of business and, as the next meeting was not until 14 June, no papers were 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/2838/DEA - Linden Gate, Red Hill, Redhill, Wrington, BS40 5RP – prior approval not required
- 23/P/0032/TPO - Webbsbrook Cottage, Silver Street, Wrington, North Somerset, BS40 5QL - approved
- 23/P/0090/LDE - The Old Rectory, Broad Street, Wrington – approved
- 23/P/0369/AIN - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DY - approved

7 Planning Applications

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

**22/P/2821/FUL - Land Adjacent to Wrington Chemists,
Silver Street, Wrington, North Somerset, BS40 5QE**

It was noted that new plans had been submitted by the applicant to NSC. As the deadline for comments was before the date of this meeting the following comment had been agreed via email and submitted – ‘The Council notes that revised plans have been submitted showing timber cladding. The Council feels that, although the wooden cladding would help to ‘soften’ the appearance of the metal storage buildings, they are still approximately 1 metre higher than those they have replaced, that being exacerbated by the plinth upon which they have been built. As a result their extra height does still impact negatively upon the street scene and the Conservation Area. The revised sketch plan does little to ameliorate their increased intrusion.’ The Council ratified the comment submitted.

**23/P/0246/MMA - Gatcombe Farm Industrial Estate West Hay Road,
Wrington, Bristol, BS40 5GF**

The Council agreed there were no objections to this application.

**23/P/0468/AOC - Gatcombe Farm Industrial Estate West Hay Road,
Wrington, Bristol, BS40 5GF**

Councillors agreed there were no objections to the discharge of the condition.

23/P/0478/FUH - 1 Butts Orchard, Wrington, BS40 5DR

As Cllr Abdul-Wahab had declared an interest in this application she took no part in this discussion. The remaining Councillors agreed there were no objections to the works proposed.

23/P/0419/LDP - 9 Kings Road, Wrington, North Somerset, BS40 5LW

As Cllrs Taylor and Abdul-Wahab had both declared an interest in this application they took no part in this discussion. The remaining Councillors discussed why the application was a ‘Certificate of Lawful Development’ rather than a ‘Full – Householder’ type application. However, it was agreed to offer no comment on the application.

**Application 23/P/0420/FUL - Walnut Tree Cottage, Downside Road,
Backwell, BS48 3DH**

It was noted that the site is in Green Belt, outside the Settlement Boundary and also partly in Backwell parish. It was agreed to object to the application as incorporating the land into the domestic curtilage could have the potential to leave the area open for later development. Any such development would impact on the openness of the Green Belt and be contrary to current planning policy. The Assistant Clerk is to send a copy of this comment to Backwell Parish Council.

**23/P/0518/AOC - Gatcombe Farm Industrial Estate West Hay Road,
Wrington, Bristol, BS40 5GF**

The Council agreed there were no objections to the removal of condition 3 but would want to be assured that there would be no safety or electricity supply issues resulting from this.

8 Other Planning Issues

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge 23/P/0532/DCO - 20 (Removal of Temporary Bridges and Culverts for Stage 10.1)**

This was noted.

Cllr Taylor drew the meeting's attention to the following issues and the meeting agreed to discuss them as urgent items:-

- **Further correspondence received about 22/P/2607/FUH (Little Ridge, Havyatt Road, Wroughton, BS40 5QX).**

Cllr Morgan declared an interest in this subject as he knows the writer of the letters. Therefore, he took no part in this discussion. The remaining Councillors reviewed the latest correspondence and agreed no further action was necessary.

- **Email received about the planting of trees at Whiting Way/Cox's Green**

An email had been received from a resident reminding the Council that the developer, Redcliffe Homes, had yet to plant trees as part of the landscaping plan. It was noted NSC had been reminded about this.

- **Civil Aviation Authority – Airspace change masterplan: scoping the environmental assessments**

After discussing the complexities of this consultation, it was agreed Cllr Steinbach (in conjunction with Cllrs Vaughn and Taylor) should draft a response outlining how difficult it was for the Parish Council to respond. This would then be approved via email before submission to the CAA.

The Meeting was closed at 7.15pm

Chairman