

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 25 April 2023**

Present: Cllr D Yamanaka (Chair) Cllr J Steinbach
Cllr G Bigg Cllr M Abdul-Wahab
J Bishop (Assistant Clerk)

In attendance: A resident

1 Apologies for absence

Apologies for absence were received from Cllrs Taylor, Morgan and Vaughn.

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

As a resident was in attendance in relation to application 23/P/0655/FUH (The Bramleys, Cox's Green, Wrington, North Somerset, BS40 5QU), Cllr Yamanaka offered to move this item in the agenda. The meeting agreed.

4 Minutes of the previous meeting and matters arising

The Minutes of the meeting held on 4 April 2023 were reviewed and adopted as a true record.

Matters Arising

Cllr Steinbach reported that, although the Minutes recorded that he would (in conjunction with Cllr Taylor) prepare a draft response to the Airspace Change Masterplan consultation, he had reviewed the documents again with Cllr Vaughn and they felt the scoping report in relation to noise was adequate.

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, the agenda for this meeting was not 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/1887/FUH and 22/P/1888/LBC - Applegarth, High Street, Wrington, North Somerset, BS40 5QD – approved
- 23/P/0344/TPO – Uplands, West Hay Road, Wrington, North Somerset, BS40 5NP – approved

3 Public Participation

The meeting returned to item 3 on the agenda. The resident explained that they were a neighbour to The Bramleys on Cox's Green and objected to the application. Their objection is based on the size of the proposed extension and its closeness to the boundary. The extension will be overbearing and take light from their property. Cllr Yamanaka urged the resident to submit their own objection to NSC and the resident confirmed this was in hand.

7 Planning Applications

A list of planning applications had been circulated prior to the meeting. Cllr Yamanaka suggested bringing forward the discussion on 23/P/0655/FUH (The Bramleys, Cox's Green, Wrington, North Somerset, BS40 5QU). The meeting agreed.

23/P/0655/FUH - The Bramleys, Cox's Green, Wrington, North Somerset, BS40 5QU

Councillors discussed the size and position of the proposed extensions and the effects they would have on neighbouring properties. They also discussed whether the proposals would affect the street scene and whether this was over development of the plot.

The Council agreed to object to the application as it contravenes the Residential Design Guide. The extension to the west elevation will be less than 12m from the neighbouring property of Baytrees and will also result in a loss of light to this property. Furthermore, as The Bramleys is currently a dormer bungalow, the increase in height to the eastern elevation will be overbearing to the neighbouring property of Edgecombe.

The resident left the meeting

23/P/0649/AOC - Gatcombe Farm Industrial Estate, West Hay Road Wrington, Bristol, BS40 5GF

As the site is near bat roosts and a well-established bat foraging area, Councillors were concerned the amount of lighting on the access drive was excessive. It was agreed to suggest that this should be reduced by around 75% as the proposed levels are incompatible with the rural and geographical setting of the site, as well as the lighting within Wrington village. Furthermore, Councillors felt that, for residential lighting, part night cells and/or motion-activated lights should be used to make sure that lights are on only when required.

[Post Meeting note – following correspondence received from the developer (via NSC), a further discussion on this application was carried forward to the next Planning Committee meeting on 16 May.]

23/P/0681/AOC - The Hyall, Lye Hole Lane, Redhill, North Somerset, BS40 5RN

The Council agreed there was no comment to make on this application.

23/P/0723/SJA - Snow Equipment Hangar, Bristol International Airport, North Side Road, Felton

It was felt the application complied with current planning policy, although it was noted the 'Glint and Glare' report referred to in the application was not available online. However, Councillors agreed there was no comment to make on the application.

8 Other Planning Issues

- **To note Backwell Parish Council's correspondence on application 23/P/0420/FUL (Walnut Tree Cottage, Downside Road, Backwell, BS48 3DH)**

This was noted.

The Meeting was closed at 7.15pm

Chair