

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 6 June 2023**

Present: Cllr B Taylor (Chair) Cllr J Steinbach
Cllr G Bigg Cllr D Yamanaka
J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies for absence were received from Cllrs Morgan, Treweek, Abdul-Wahab and Vaughn.

2 Declarations of Interest

There were no declarations of interest. However, in relation to application 23/P/1019/ADV (Pavilion, Silver Street, Wrington, North Somerset), it was noted that the Council is the owner (and landlord) of the building and of the Recreation Field where the building is sited.

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 24 April and the notes from the meeting held on 16 May were reviewed and adopted as a true record. The comments submitted to NSC following the meeting on 16 May were also ratified (a copy of these comments can be found in the Minute Book). Apart from this, there were no matters arising from either meeting that were not covered by the agenda.

5 NSC Planning and Regulatory Committee

The only item of relevance to the parish on the agenda for the meeting to be held on 14 June was that 22/P//0564/OUT (Outline planning application for the development of up to 68 houses off the A368) had been 'called in' by Cllr Keating. It was agreed no further action was necessary at this time.

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/1728/AOC - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF – approved
- 23/P/0655/FUH - The Bramleys, Cox's Green, Wrington, North Somerset, BS40 5QU – withdrawn
- 23/P/0723/SJA - Snow Equipment Hangar, Bristol International Airport, North Side Road, Felton - Prior approval required and granted

It was also noted that 23/P/0810/NMA (Bristol International Airport, North Side Road, Felton, BS48 3DY) and 23/P/0825/TRCA (Willows, Church Walk, Wrington, North Somerset, BS40 5QQ) had both been approved with this established after the meeting papers had been circulated.

7 Planning Applications

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

23/P/0917/FUL – Tanglewood, West Hay Road, Wrington, BS40 5NR

It was noted that the site is outside of the settlement boundary, in Zone A of North Somerset and Mendip Bats SAC and a public footpath runs nearby. Councillors discussed a previous application (22/P/0199/FUH) the approval of which had included conditions limiting the use of the garage to private/domestic and preventing commercial or business use. A further condition had also removed permitted development rights from the garage. The installation of a bat box and a bird box had also been conditioned but it was not clear if this condition had been met. If the application is approved the Council is concerned that increased lighting levels could impact bats roost which would contravene current planning policy. The Council agreed to object to the latest application as the reasons for imposing the conditions outlined above on 22/P/0199/FUH are still applicable.

23/P/0961/AOC - The Bungalow Inn, Kingdown Road, Bristol, BS40 5TP

It was agreed there were no objections to this application.

23/P/1019/ADV – Pavilion, Silver Street, Wrington, North Somerset

As already noted under agenda item 2, the Council is the owner (and landlord) of the Pavilion. The Council agreed there were no objections to the proposed works. However, to protect neighbouring properties, the Council would like to see a condition imposed that no outside lighting be permitted after 11pm on any day.

23/P/1039/AOC - Bristol Airport Ltd, Bristol International Airport, North Side Road, Felton, Bristol, BS48 3DY

Councillors felt they did not possess the technical expertise to comment meaningfully on this application. However, they did feel that the documents submitted provided a useful 'blueprint' and set of rules that could be followed and monitored in the future. They fully supported this and also welcomed the offer of future community involvement.

23/P/1044/FUL - Box Bush Farm, Lye Cross Road, Redhill, North Somerset, BS40 5RH

It was agreed there were no objections to this application.

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

The Council welcomed the revised lighting plan. However, Councillors felt their recommendation that part night cells and/or motion activated lights should be used for external residential lighting had not been addressed and would like to remind the developer of this recommendation.

8 Other Planning Issues

There were no other planning issues.

The Meeting was closed at 7.15pm

Chair