

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 27 June 2023**

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

In attendance: Three residents (from item 4)

1 Apologies for absence

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

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

There were no members of the public present at the beginning of the meeting (see below).

4 Minutes of the previous meeting and matters arising

The Minutes of the meeting held on 6 June 2023 were reviewed and adopted as a true record.

Three residents joined the meeting

The comment (copy available in the Minute book) submitted to NSC on application 23/P/0998/H2PA (The Old Cowshed, 38 Wrington Road, Congresbury, BS40 5AB) was ratified. The comment had been agreed via email, between Planning Committee meetings, due to NSC's deadline for comments. Apart from this, there were no matters arising.

5 NSC Planning and Regulatory Committee

The only item of relevance to the parish on the agenda for the meeting held on 14 June was 22/P/0564/OUT (Outline planning application for the development of up to 68 houses off the A368) which had been approved, but with 38 conditions.

6 Decision Notices issued by NSC

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

- 23/P/0246/MMA - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF – approved
- 23/P/0420/FUL - Walnut Tree Cottage, Downside Road, Backwell, BS48 3DH – approved
- 23/P/0573/FUL - The Old Manse, Chapel Hill, Wrington, BS40 5NJ - approved
- 23/P/0681/AOC - The Hyall, Lye Hole Lane, Redhill, North Somerset, BS40 5RN - approved

- 23/P/0855/TRCA – Applegarth, High Street, Wrington, North Somerset, BS40 5QD - approved

It was also noted that the following Decisions had been issued by NSC after the meeting papers had been circulated:

- 23/P/0301/FUH - Branches Cross, Ropers Lane, Wrington, BS40 5NF - approved.
- 23/P/0951/NMA - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF - approved.
- 23/P/0961/AOC - The Bungalow Inn, Kingdown Road, Bristol, BS40 5TP - approved.

3 Public Participation

Cllr Taylor returned to item 3 on the agenda. The residents wished to address the Council about application 23/P/0911/DEC (Mulberry Cottage, Church Walk, Wrington, BS40 5QQ). Cllr Taylor explained that this was not on the agenda and would not be discussed by the Council until the next meeting on 18 July. The residents confirmed they understood this but wanted to outline their concerns. They explained the application form states that the buildings are to be demolished to improve parking. However, the Ecological Appraisal appears to suggest that the ultimate aim is to build three new dwellings on the site. Although this would require a further planning application, if this were to happen, the residents are concerned about increased traffic on Church Walk, loss of wildlife habitat, loss of trees and the effect on the Conservation Area and a nearby Listed Building. Cllr Taylor thanked the residents and invited them to attend the next meeting where the Council would discuss the application in full.

The residents left the meeting

7 Planning Applications

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

23/P/1069/FUH – Wilderspool, Bells Walk, Wrington, BS40 5PU

It was noted the property is in the Conservation Area. The Council agreed there were no objections to the application as the proposed works are compatible with the existing building, appear to comply with current planning policy and will have no impact on neighbouring properties.

23/P/1099/FUL - 13 Ashford Road, Redhill, North Somerset, BS40 5TH

It was agreed there were no objections to this application.

23/P/1203/AOC - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, Bristol, BS40 5GF

Councillors agreed there were no objections to this application.

23/P/1217/ADV - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, Bristol, BS40 5GF

It was agreed to object to this application because the Council felt the amount of signage was excessive and that any sign to the west of the access road is unnecessary. NSC have conditioned that construction traffic should access the site from the A370 and, presumably, the developer will also direct potential buyers to access the site using the same route.

8 Other Planning Issues

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge 23/P/1170/DCO - 13 (4) (Bird Collision Monitoring Strategy for Stage 10.1)**

This was noted.

- **NSC Enforcement Report**

This was noted.

The Meeting was closed at 7.15pm

Chair