

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room at 6.30pm on Tuesday 18 July 2023**

<b>Present:</b>	Cllr B Taylor (Chair)	Cllr J Steinbach
	Cllr J Morgan	Cllr D Yamanaka
	Cllr G Bigg	Cllr L Vaughn
	Cllr S Treweek (from item 3)	J Bishop (Assistant Clerk)

**In attendance:** Six residents

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**1 Apologies for absence**

There were no apologies for absence.

**2 Declarations of Interest**

In relation to application 23/P/1146/FUL (Rydings Farmhouse, Rydings Farm, Silver Street, Wrington, North Somerset, BS40 5QN) it was noted the applicant is the Chair of Wrington Memorial Hall & Recreation Field Committee. The Parish Council is the sole trustee of this charity with some of the Councillors sitting on the Committee.

*Cllr S Treweek joined the meeting*

**3 Public Participation**

Six residents were in attendance to hear the Council's discussion on application 23/P/0911/DEC (Mulberry Cottage, Church Walk, Wrington, North Somerset, BS40 5QQ). Three of the residents were also interested in application 23/P/1254/FUH (Willows, Church Walk, Wrington, BS40 5QQ). The residents said they all objected to 23/P/0911/DEC. Further to the issues three of the residents had raised at the previous meeting on 27 June they wanted to bring to the Council's attention the following:

- The scale used on the maps and photos appears to be mismatched in relation to the size and position of the buildings.
- It appears some of the buildings have been omitted.
- The size of the garage does appear to be accurate on the plans.
- There are two, not one, heritage asset buildings.
- Policy DM3 has a requirement to show the elevation that would result if a building were demolished. These elevations do not appear to have been submitted to NSC.

One of the residents said they had lived near the property for thirty years and none of the previous residents of Mulberry Cottage had felt the parking was inadequate.

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

The Minutes of the meeting held on 27 June 2023 were reviewed and adopted as a true record.

## 5 NSC Planning and Regulatory Committee

There were no matters of relevance to the parish on the agenda for the meeting to be held on 19 July.

## 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/0518/AOC - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF – approved
- 23/P/0777/LDE - 4 Hailstone Cottages, Bristol Road, Red Hill, Bristol, BS40 5TL – approved
- 23/P/0998/H2PA - The Old Cowshed, 38 Wrington Road, Congresbury, BS40 5AB – refused

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

- 23/P/0468/AOC - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF – approved
- 23/P/1019/ADV - Pavilion, Silver Street, Wrington, North Somerset - approved
- 23/P/1069/FUH – Wilderspool, Bells Walk, Wrington, BS40 5PU - approved

## 7 Planning Applications

A list of planning applications had been circulated prior to the meeting. Because residents were in attendance, Cllr Taylor offered to bring forward the discussion on 23/P/0911/DEC in the agenda. The meeting agreed.

### **23/P/0911/DEC - Mulberry Cottage, Church Walk, Wrington, North Somerset, BS40 5QQ**

After seeking to ensure that Councillors were opposed to the application submitted, Cllr Taylor read out a proposed objection to the works proposed. After discussing the application, it was agreed to submit the objection as drafted. In summary it was felt the application is contrary to current planning policy and to be a speculative and inappropriate development in the Conservation Area. [A copy of the full comment is available in the Minute book.]

*Three residents left the meeting*

Cllr Taylor offered to bring forward the discussion on 23/P/1254/FUH in the agenda. The meeting agreed.

### **23/P/1254/FUH – Willows, Church Walk, Wrington, BS40 5QQ**

Cllr Taylor explained the history of previous applications on the site. Once again he sought the views of the other Councillors who were unanimously opposed to the application. He read out a proposed objection to this latest application. After discussing the works proposed, it was agreed the proposals are contrary to current planning policy and to submit the objection as drafted. [A copy of the full comment is available in the Minute book.]

*The remaining three residents left the meeting*

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

Councillors reviewed the revised lighting plan. Bearing in mind the ecologically sensitive nature of the site, Councillors agreed (notwithstanding previous comments submitted on earlier lighting plans) that they would now like to request that all lights on the site be motion controlled, including the light on the left-hand bend of the access road.

**23/P/1146/FUL - Rydings Farmhouse, Rydings Farm, Silver Street, Wrington, North Somerset, BS40 5QN**

See agenda item 2 (Declaration of Interests) above. It was noted the site is in Green Belt. The Council agreed there were no objections to the application but felt, if approved, it should be conditioned to prevent any future change of use (without further planning approval being granted).

**23/P/1295/AOC - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, Bristol, BS40 5GF**

Councillors felt the landscape management plan was comprehensive and clearly written. It was agreed there were no objections to the plan.

**23/P/1334/AOC - The Manse, Chapel Hill, Wrington, BS40 5NJ**

It was agreed there were no objections to this application.

## 8 Other Planning Issues

- **Consultation request regarding Hinkley Point C (Nuclear New Build Generation Company) Marine License MLA/2023/00149 for the Hinkley Point Waverider Buoy currently deployed offshore of Hinkley Point A, B and C Nuclear Power Stations**

This was noted.

Cllr Taylor read out an email from Jan Murray (Churchill & Langford Parish Council) about a recent meeting with the new Chair of NSC's Planning & Regulatory Committee to discuss how Parish Councils could be better represented at P & R Committee meetings. Cllr Taylor offered to circulate the email to Councillors.

Next, Cllr Taylor drew the meeting's attention to two new applications where the deadline for comments would fall before the next meeting on 8 August. The meeting agreed to discuss these as urgent items.

**23/P/1399/TPO – 31 Garstons Close, Wrington, BS40 5QT**

It was agreed there were no objections to the felling of the London Plane, particularly as a replacement tree is to be planted. However, Councillors were concerned that the works proposed for the Copper Beech seemed somewhat drastic but they would be guided by the Tree Officer as to the appropriate level of pruning allowed to maintain the tree's amenity value.

**Application 23/P/1457/TRCA – 60 The Glebe, Wrington, BS40 5LX**

As Councillors could not pinpoint the tree from aerial photos on NSC's Planning Map, it was agreed to be guided by the Tree Officer in this matter.

Finally, Councillors discussed whether they should submit a comment on 23/P/0921/FUL (The Field, Wrington Road, Congresbury, BS40 5AB). The site is in Congresbury parish but close to the boundary. Due to NSC's deadline for comments, it was agreed Councillors should look at the application and agree a comment via email (which would then be ratified at the next meeting). The Assistant Clerk should also contact the Case Officer as for an extension to the deadline.

The Meeting was closed at 8.20pm

**Chair**