

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 29 August 2023**

Present: Cllr B Taylor (Chair) Cllr J Steinbach
Cllr G Bigg Cllr D Yamanaka
F Burke (Clerk)

1 Apologies for absence

Apologies for absence were received from Cllr Morgan.

2 Declarations of Interest

There were no declarations of interest.

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 8 August 2023 were reviewed and adopted as a true record.

5 NSC Planning and Regulatory Committee

There had been no matters of relevance to the parish on the agenda for the last meeting and the papers for the next meeting, to be held on 20 September, were not yet 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: -

- 23/P/1457/TRCA - 60 The Glebe Wrington, BS40 5LX - approved
- 23/P/1613/AOC – The Hyall, Lye Hole Lane, Redhill, BS40 5RN – request to discharge condition numbers 8 (External Lighting), 9 (Energy Statement) and 10 (SAP Assessment) from application 22/P/1950/FUL - approved

It was also noted that 23/P/1399/TPO (31 Garstons Close, Wrington) had been approved (as amended following agreement between the Tree Officer and the applicant), 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/1682/H2PA – 38 Wrington Road, Congresbury, BS40 5AB

It was noted that the Council had responded in detail to the previous iteration of the proposal to add a further storey to the existing 'barn conversion' known also as 'The Old Cowshed' under reference 23/P/0998/H2PA. That earlier application was refused for the various reasons set out in North Somerset Council's (NSC) letter dated 7th July 2023.

Despite the current re-submission and the various minor amendments made to attempt to overcome the objections to the earlier Application, Councillors were of the opinion that adding a storey to the existing building does not comply with the requirements of the Residential Design Guide (Section 2 – Appearance and Character of House Extensions and Alterations) Supplementary Planning Document and would unacceptably harm the appearance and design of the principal elevation of the current dwelling house. They felt it is unsympathetic to and out of character with the existing and surrounding properties and developed barn conversions and constitutes inappropriate development in this predominantly rural setting.

The Council therefore agreed to maintain its objections to the plans to implant a second storey on the existing single storey barn conversion, known both as ‘The Old Cowshed’ and No.38, Wrington Road.

APPLICATION 23/P/1765/AIN – BRISTOL AIRPORT, NORTH SIDE ROAD, FELTON, BRISTOL BS48 3DY

The Council agreed to offer no comment on this Consultation submission relating to proposed further staff car parking facilities within the airport’s operational boundary.

APPLICATION 23/P/1775/EAI – LAND AT LOWER STOCK FARM, BAKERS LANE, LANGFORD BS40 5HT

Councillors discussed this application (request for a screening opinion). There were some varied views on this, and one Councillor shared their concerns about the visibility impact of solar panels on the surrounding countryside and the impact as a whole on the environment.

The Council noted the contents of the comprehensive document submitted with this request and the majority were of the opinion that the document covers those points which would be the subject of an Environmental Impact Assessment (EIA) and, as such, no further EIA would appear to be necessary. The criteria set out in the Town and Country Planning (Environmental Impact Assessment Regulations) Act, 2017 (as amended) appear to be fully complied with.

The Council agreed, however, to reserve its position and any further comment until such time as a full planning application is submitted covering the development.

8 Other Planning Issues

There were no other Planning Issues.

The Meeting was closed at 7.00pm

Chair