

**Minutes of a Meeting of the Planning Committee of
Wrighton Parish Council
held in the John Locke Room at 6.30pm on Tuesday 21 November 2023**

Present:	Cllr B Taylor (Chair)	Cllr J Steinbach
	Cllr G Bigg	Cllr D Yamanaka
	Cllr M Abdul-Wahab	Cllr L Vaughn
	J Bishop (Assistant 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 31 October 2023 were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

There had been no items of direct relevance to the parish at the meeting held on 15 November and the papers for the next meeting 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/0627/FUH - 17 Wiltons, Wrighton, North Somerset, BS40 5LS
- approved
- 23/P/0911/DEC - Mulberry Cottage, Church Walk, Wrighton,
North Somerset, BS40 5QQ – withdrawn
- 23/P/1217/ADV - Gatcombe Farm Industrial Estate, West Hay Road,
Wrighton, Bristol, BS40 5GF – approved
- 23/P/1845/FUH - Timberdown , 3 Ladywell, Wrighton, North Somerset,
BS40 5LT – approved
- 23/P/1947/FUH - 55 South Meadows, Wrighton, BS40 5PG – approved
- 23/P/2095/TRCA - 2 Butts Orchard, Wrighton, North Somerset, BS40 5DR
- approved
- 23/P/2158/AIN - Bristol Airport, North Side Road, Felton, Wrighton,
BS48 3DY – approved with comments
- 23/P/2202/AIN - Bristol Airport, North Side Road, Felton, Wrighton,
BS48 3DY – approved

It was also noted that 23/P/2112/TRCA (31 Garstons Close, Wrington, BS40 5QT) had 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. The comment (copy available in the Minute book) submitted to NSC on application 23/P/2331/AIN (Consultation request under the provisions of Part 8 (Class F) of The Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2015 for a proposed electric vehicle charging forecourt and associated hub building at Bristol Airport) was ratified. The comment had been agreed via email due to NSC's deadline for comments.

23/P/1990/FUH – Broadstone, Silver Street, Wrington, BS40 5QE

It was noted that the property is in the Conservation Area, subject to an Article 4 Direction and adjacent to 'Cross Cottage' (a Grade II listed building). The property is also in Zone B of the North Somerset and Mendip Bats Special Area of Conservation. A comment of support on NSC's website, submitted by a neighbour, was also noted. The Council agreed there were no objections to the works proposed as they comply with current planning policy, appear to have negligible impact on neighbouring properties and will only be visible from the rear of the property.

23/P/2289/CRA - Stepstones Farm, Half Yard, Langford, BS40 5HS

The Council noted an objection on NSC's website. After discussing the comments from NSC's Environmental Protection Officer, the Council also felt that the application contained insufficient information, particularly, about operating times, types of machinery and storage facilities. This meant it was difficult to judge what the environmental and neighbour impacts would be. Councillors also felt that access via Lower Langford/Blackmoor/Halfyard was unsuitable for heavy goods vehicles and (as per the conditions imposed on the Burnett Trading Estate and Havyatt Business Park) access should be conditioned to be via Havyatt Road.

23/P/2412/LDP - Mill Barn, 1 Mill Lane, Wrington, North Somerset, BS40 5RA

It was noted the property is in Zone B of the North Somerset & Mendip Bats SAC and Flood Zone 2. Councillors felt the works proposed complied with the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore would qualify for a Lawful Development Certificate.

23/P/2465/AOC - 1 Gatcombe Croft, Wrington, Bristol, BS40 5AX

Councillors discussed the application and agreed, due to the application's technical nature, they felt unqualified to comment on it.

8 Other Planning Issues

- **North Somerset Council - Review of Local List of Planning Application requirements**

Councillors were concerned that the review would relax the requirement for a bat survey. This dilution of the existing requirements will threaten wildlife and biodiversity which is already under threat from development across the area. It is felt even a modest change of use or increase in illumination will

impact on wildlife. One of the aims of NSC's Core Strategy is to protect wildlife and it was agreed to urge NSC to reconsider the removal/relaxation of the requirement for a bat survey.

Next, Cllr Taylor drew the meeting's attention to two new applications where the deadline for comments would fall before the next meeting on 12 December. The applications were: 23/P/2482/AIN (Consultation request under the provisions of Part 8 (Class F) of The Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2015 for a proposal to upgrade the existing aviation fuel storage capacity area (known as the Fuel Farm) at Bristol Airport) and 23/P/2484/AIN (Consultation request under the provisions of Part 8 (Class F) of The Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2015 for the creation of 1no. new permanent aircraft stand at Bristol Airport). It was agreed that Councillors should email any comments to Cllr Taylor by the end of the week so a comment could be submitted to NSC. The comments would then be ratified at the next meeting.

Cllr Abdul-Wahab introduced the subject of landscaping of recent local housing developments and whether more urban landscaping was being introduced rather than being in keeping with the rural character of the area. It was agreed to discuss this at a future meeting.

The Meeting was closed at 7.20pm

Chair