

**Minutes of a Meeting of the Planning Committee of  
Wroughton Parish Council  
held in the John Locke Room at 6.30pm on Tuesday 12 December 2023**

**Present:** Cllr B Taylor (Chair) Cllr J Morgan  
Cllr J Steinbach Cllr D Yamanaka  
Cllr L Vaughn (from item 2) J Bishop (Assistant Clerk)

**In attendance:** Four residents (one from item 3)

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**1 Apologies for absence**

Apologies for absence were received from Cllr Bigg.

**2 Declarations of Interest**

There were no declarations of interest. However, in relation to application 23/P/2481/MMA (Pavilion, Silver Street, Wroughton), it was noted that the Council is the owner (and landlord) of the building and of the Recreation Field where the building is sited.

*Cllr Vaughn joined the meeting (he had no declarations of interest)*

**3 Public Participation**

Three residents were in attendance to hear the Council's discussion on applications 23/P/2468/FUL and 23/P/2555/LBC (Mulberry Cottage, Church Walk, Wroughton, BS40 5QQ).

*One resident joined the meeting*

The residents were concerned about the following –

- It would appear the ownership of part of the site is unclear and the documentation is contradictory.
- It is possible that this is the beginning of a much bigger development.
- Loss of parking spaces/a turning area in The Glebe.
- The Glebe is not suitable for construction traffic.
- The new access road across the property seems unnecessarily wide and will result in the felling of too many trees.
- The previous application (23/P/0911/DEC) had included a demolition order for a 'shed' but the demolition order is missing from this application.
- Loss of wildlife habitat.
- The culvert that feeds the pond (which is not shown in the plans) on the site is at full capacity and the loss of trees could lead to flooding.

Cllr Taylor offered to bring forward the discussion on this application in the agenda. The meeting agreed.

**23/P/2468/FUL and 23/P/2555/LBC - Mulberry Cottage, Church Walk, Wrighton, BS40 5QQ**

Councillors noted that there were 37 comments on NSC's website (35 against, 1 in support and 1 neutral). Correspondence received from the applicant was also noted. It was felt most of this related to civil/police matters rather than planning issues. However, the correspondence recently received from the applicant's agent, which attempted to explain issues raised by the comments on NSC's website, was noted.

After discussing the points made by the residents (both those present and in the comments on NSC's website) and taking into account correspondence from the applicant, Cllr Taylor read out a draft objection to the application. The Council agreed to object to the proposed development and submit the objection as drafted (a copy of the objection is available in Combined Comments in the Minute book).

*The residents left the meeting*

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

The Minutes of the meeting held on 21 November 2023 were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

The only item of relevance to the parish to be discussed at the meeting to be held on 13 December was that Cllr Keating had 'called in' application 22/P/2920/FUL (Erection of a two storey Special Education Needs and Disability school on land West of Ladymead Lane in Langford).

**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/1254/FUH – Willows, Church Walk, Wrighton, BS40 5QQ – withdrawn
- 23/P/2208/FUH and 23/P/2209/LBC – Applegarth, High Street, Wrighton, North Somerset, BS40 5QD - approved

Furthermore, it was noted that 23/P/2231/AOC (Gatcombe Farm Industrial Estate, West Hay Road, Wrighton, BS40 5GF) has been approved. Also, application 23/P/2331/AIN (Bristol Airport, North Side Road, Felton, BS48 3DY) had been approved with comments. Both these Decisions had been issued by NSC after the meeting papers had been circulated.

**7 Planning Applications**

A list of planning applications had been circulated prior to the meeting. The comments (available in Combined Comments in the Minute book) submitted to NSC on 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) were ratified. The comments had been agreed via email due to NSC's deadline for comments.

**23/P/2188/FUH - The Farm House, Cox's Green, Wrington, BS40 5QU**

The Council agreed there were no objections to the fencing. However, the length of time the it can remain in place should be conditioned (taking into account the growth rate of the hedge to provide an adequate screen).

**23/P/2386/FUH - 14 Orchard Close, Wrington, BS40 5ND**

Councillors discussed that there would be no impact on neighbours and agreed there were no objections to the works proposed.

**23/P/2468/FUL and 23/P/2555/LBC - Mulberry Cottage, Church Walk, Wrington, BS40 5QQ**

See agenda item 3 (Public Participation) above.

**23/P/2481/MMA – Pavilion, Silver Street, Wrington**

As already noted under agenda item 2, the Council is the owner (and landlord) of the Pavilion. It was agreed there were no objections to the amendments proposed.

**23/P/2518/FUL - Departure Concourse, Bristol International Airport, North Side Road, Felton, BS48 3DY**

The Council agreed there were no objections to this application.

**23/P/2528/LDE - Tin Barn, Red Hill, Redhill, Bristol, BS40 5TE**

It was noted the property is in Green Belt. Councillors felt they were not aware of any evidence to support or oppose this application.

**8 Other Planning Issues**

Cllr Taylor mentioned that we was reviewing North Somerset Council's Local Plan 2039: Pre-submission Plan consultation. This consultation was on the agenda for the Parish Council meeting on 13 December.

The Meeting was closed at 7.30pm

**Chair**