

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 4 June 2024**

Present: Cllr B Taylor, Cllr J Steinbach, Cllr G Bigg, Cllr Abdul-Wahab,
Cllr D Yamanaka, J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies for absence were received from Cllrs Morgan and Vaughn.

2 Declarations of Interest

Cllr Abdul-Wahab declared a personal interest in 24/P/0913/TRCA (Butts Orchard, Butts Batch, Wrington, BS40 5LN) as she lives close to the site.

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 14 May 2024 were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

The last meeting had been held on 15 May and Cllr Taylor reported that the only item of direct relevance to the parish was the appeal against NSC's refusal of 23/P/1099/FUL (13 Ashford Road, Redhill) had been allowed, with conditions. Also, the appeal against NSC's refusal of 23/P/1682/H2PA (38 Wrington Road, Congresbury) had also been allowed. The next meeting is scheduled for 12 June but the papers are 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:

- 24/P/0668/FUL – The Barn, Lye Hole Farm, Sutton Lane, Redhill, BS40 5RL – approved
- 24/P/0846/AOC - The Hyall, Lye Hole Lane, Redhill, North Somerset, BS40 5RN – approved

Furthermore, it was noted that 24/P/0694/FUL (Stepstones Farm, Half Yard, Langford, BS40 5HS) and been approved as had the first part of 24/P/0783/AOC (Departure Concourse, Bristol International Airport, North Side Road, Felton, BS48 3DY). 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 comment submitted to NSC on 24/P/0902/FUL (The Cowhouse, Aldwick Lane, Redhill, BS40 5RE) was ratified. The comment had been agreed via email due

to NSC's deadline for comments. [The comment is available in the Combined Comments in the Minute book]

24/P/0913/TRCA - Butts Orchard, Butts Batch, Wroughton, BS40 5LN

As Cllr Abdul-Wahab had declared a person interest in this application she took no part in the discussion. It was noted the property is in the Conservation Area. Although not strictly necessary for this type of application, Councillors were concerned that, given the extensive works proposed, no arboriculturist's report had been provided to justify the necessity for the work. Therefore, it was agreed to rely on the Tree Officer's expertise as to whether the work proposed is in the best interests of the trees or not.

24/P/0937/CQA - Existing Agricultural Building, North of Access Road off Wroughton Hill, Wroughton

It was noted the site is in Congresbury parish but close to the boundary with Wroughton parish. The Council discussed the history of applications relating to the site and noted they had commented on previous applications. It was agreed that the Council had no further evidence to support or object to the proposed change of use.

24/P/1011/FUL - Land at Lower Stock Farm, Bakers Lane, Langford, Churchill

Cllr Taylor reported he had discussed the application with Churchill Parish Council as the majority of the site is in their parish. It was also noted that both NSC and the Wroughton Parish Council have declared a climate emergency and agree that energy needs to be provided from renewable sources. After discussing the details of the proposals, it was agreed the Council would not object to the application but would raise the following reservations/comments:

- This development would be the fifth solar farm along the River Yeo. The Council is concerned that this is leading to 'ribbon' development and further installations should be restricted to preserve the area.
- The sustainability of the panels and batteries was questioned. It is believed the panels are probably made in China, leading to transport costs and environmental impacts. Councillors also questioned how the panels will be decommissioned at the end of their life and what environmental impacts this might have.
- The application states that the land will be returned to farming at the end of the solar farm's life. If this application is approved, the Council would like to see this conditioned to prevent the land being offered for housing.
- Notwithstanding the classification grades quoted in the application, the land has been used to produce crops and animal feed until recently. Therefore, this produce will need to be sourced from elsewhere, with potential consequences on the sustainability aspect. It was noted, however, that grazing will be possible on the site.
- Again, the field intended as an orchard has been used to produce crops until recently. These crops were produced annually whereas an orchard will not become meaningfully productive until its tenth year. Although Councillors appreciated that solar panels were not to be installed on this field (meaning there would be little visual impact on Wroughton village), Councillors questioned whether an orchard was the right decision. Finally, they also questioned whether the orchard would remain after the solar farm was decommissioned or whether the field would be returned to agriculture.

8 Other Planning Issues

There were no other planning issues.

The Meeting was closed at 7.30pm

Chair