

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room at 6.30pm on Tuesday 25 June 2024**

**Present:** Cllr B Taylor, Cllr J Morgan, Cllr J Steinbach, Cllr G Bigg,  
Cllr D Yamanaka, J Bishop (Assistant Clerk)

**In attendance:** Tony Harden

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**1 Apologies for absence**

There were no apologies for absence.

**2 Declarations of Interest**

There were no declarations of interest.

**3 Public Participation**

Tony Harden had previously emailed the Council about application 24/P/1011/FUL (Land at Lower Stock Farm, Bakers Lane, Langford, Churchill). He explained he was aware the Council had already submitted a comment but was seeking support for various points he wanted to raise with NSC. He introduced a map showing the proposed layout of the site.

Tony Harden disputed the developer's claim that the length of PROWs would be increased as they had failed to take into account 3 permissive paths. If these paths were included in the calculation the length of PROWs would actually be slightly less than at present. He discussed the possibility of making one of the bridleways suitable for use by cyclists. Councillors discussed the width of the proposed PROWs. This was not specified in the application but it was believed to be 5-10m. Tony Harden listed several proposed PROWs the details of which could be improved.

He felt the Design & Access Statement failed to address the views to the Conservation Area and All Saints Church from the proposed Community Orchard field and he explained how the landscaping should be redesigned to protect the view.

As the area is rich in wildlife Tony Harden felt 'mammal gates' should be included at a greater frequency than suggested by the developer. He also listed several hedges that should be relocated or removed and suggested locations for new hedging. He also thought that the Langford Brook should be realigned to introduce sections of both slow and fast moving water.

Tony Harden felt the wording of the Landscape & Ecological Management Plan (LEMP) should be tightened up as there were discrepancies over the timings of maintenance and a lack of details about monitoring. He believed this was important as the document would become the maintenance schedule for the appointed contractor.

He felt the substation and battery energy storage system (BESS) would be quite high above ground level and there was an inconsistency between the some of the documents as to their actual height. Therefore, to reduce their visual impact, he thought these installations should be reconsidered either by relocation or by removing earth to lower ground level. Furthermore, it would be possible to simplify the layout of the CCTV cameras and also reduce their height to, again, reduce visual impact. There also appeared to be a discrepancy over the use of security lighting and Tony Harden wondered what the night-time impact would be.

Finally, Tony Harden said that, if approved, it should be conditioned that the installation of the PROWs, visual screening etc and the community orchard is completed before the solar farm becomes operational.

Cllr Taylor thanked Tony Harden for attending the meeting.

*Tony Harden left the meeting*

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

The Minutes of the meeting held on 4 June 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 12 June and Cllr Taylor had reported about this at the last meeting on 4 June. The next meeting is scheduled for 17 July 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/0094/FUL - Woodmans Cottage, West Hay Road, Wrington, BS40 5NW – approved
- 24/P/0825/FUH – Twoways, Winters Lane, Redhill, BS40 5SH – approved
- 24/P/0913/TRCA - Butts Orchard, Butts Batch, Wrington, BS40 5LN – approved
- 24/P/0933/AOC – Oakhurst, Ropers Lane, Wrington, North Somerset, BS40 5NQ - approved

#### **7 Planning Applications**

A list of planning applications had been circulated prior to the meeting.

##### **24/P/1097/LDP - Hillcroft Accommodation, 13 Ashford Road, Redhill, Wrington**

It was noted the site is in Green Belt. The Council discussed the history of applications relating to the site. Councillors agreed to object to the application because, when taking into account the size of a previous extension, the new proposals would contravene the 50% guideline outlined DM12. Therefore, the application is contrary to current planning policy.

## 8 Other Planning Issues

- **Correspondence from a resident relating to application 24/P/1011/FUL (Solar Farm at Land at Lower Stock Farm, Bakers Lane, Langford, Churchill)**

Cllr Taylor suggested this item should be discussed at the end of the meeting and Councillors agreed.

- **Appeal (APP/D0121/C/24/3345531) against an Enforcement Notice issued by NSC on 1 Council Houses, Downside Road, Backwell, North Somerset**

It was noted that the site is outside the parish but the Council had been notified as it is next to the boundary. It was agreed no comment was necessary at this time.

- **Bristol Airport Surface Access Strategy Report**

Cllr Steinbach reported that he felt this was a professional report but he did not feel able to endorse it. He asked for the meeting's permission to raise it at a future meeting of the Environmental Effects Working Group or the Airport Consultative Committee. The meeting agreed.

Returning to application 24/P/1011/FUL, the Council agreed to support Tony Harden's recommendations. It was also agreed to ask District Cllr Tom Daw to refer the application to the Planning & Regulatory Committee.

The Meeting was closed at 7.40pm

**Chair**