

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Wednesday 28 August 2024**

Present: Cllr B Taylor (Chair), Cllr J Steinbach,
Cllr G Bigg, Cllr D Yamanaka, Cllr M Abdul-Wahab,
F Burke (Clerk)

1 Apologies for absence

Apologies 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 6 August 2024 were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

Cllr Taylor reported that there had been no items of direct relevance to the parish discussed at the meeting on 21 August and no minutes available. The next meeting is scheduled for 18 September, but papers are not yet available on NSC's website.

Cllr Bigg reported that application 22/P/1172/FUL (Land off Hilliers Lane, Churchill), that had previously been rejected, has now been approved. She would send further details on this if she could (details of the P&R Committee's reversal of decision sent 29 August).

6 Decision Notices issued by NSC

These were noted.

7 Planning Applications

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

**24/P/1470/CM2A – WESSEX CHAMBERS (FORMERLY SO HAIR & BEAUTY),
BROAD STREET, WRINGTON, BS40 5LD**

This Council agreed that the Application complies with the criteria set out in the Town and Country Planning (General Permitted Development) (England) (Amendment) Order, 2015, Schedule 2, Part 3, Class MA. Nevertheless, the Council were regretful at the loss of yet another business from the village.

Councillors noted that the property sits at the heart of the Wrington Conservation Area, but the proposed change of use will not impact adversely upon the Conservation Area. The property is also subject to an Article 4 Direction, though the Council noted that no changes are proposed to the current fenestrations.

The Council wished to note the following concerns consequential upon the change of use:

- Provision for parking -other than ‘on street’ and in Broad Street and surrounding streets, availability of parking is very much at a premium. The street immediately outside the front of the property is well used by residents visiting the shops in the village; they will be disadvantaged by this change of use.
- Noise disturbance - The property sits on the opposite (south) side of Broad Street from the Golden Lion public house. Noise from the pub garden and daily traffic may mean noise insulation should be revisited and suggested by the Environmental Protection Team.
- EV charging points – there is no provision for charging of electric vehicles included within the proposal for change of use, nor for the secure parking of bicycles.

24/P/1515/FUL – THE PAVILION, WRINGTON RECREATION FIELD, SILVER STREET, WRINGTON

The Council agreed that they have no objection to the proposals set out in this application.

It was noted and agreed to comment that, in the Design and Access Statement, Section 1.2 it states that “Wrington Sports and Social Club..... is owned by Wrington Parish Council...” This is incorrect. Wrington Parish Council is the owner and the lessor of the pavilion whereas Wrington Sports and Social Club Limited is the lessee and tenant Wrington Sports and Social Club (Limited) is not owned by the Parish Council.

24/P/1676/AIN – BRISTOL AIRPORT, NORTH SIDE ROAD, FELTON, BS48 3DY

The Council noted that the proposed development falls within the provisions of Part 8 (Class F) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 and agreed there were no objections to the application.

8 Other Planning Issues

- Email from Alpha Communications on behalf of Pathfinder Clean Energy (PACE) regarding proposals of a solar farm with a Battery Storage Facility on land north of Wrington

Cllr Taylor reported that since this email a Screening Opinion request had been received in the weekly list:

24/P/1726/EAI – Land off Wrington Hill, Wrington

Screening Opinion request to determine as to whether proposed development is EIA development. Works proposed; installation of a ground mounted solar PV farm, battery energy storage system and vertical farm plus ancillary infrastructure and equipment, landscaping, biodiversity improvements and access.

After discussion, it was agreed that the Council would want a full Environmental Impact Application to be carried out. Cllr Taylor would circulate a comment from the discussion to all Councillors to be reviewed and, once agreed, to be submitted before the deadline of 10 September.

The Meeting was closed at 7.05pm

Chair