

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 30 January 2024**

Present:	Cllr B Taylor (Chair)	Cllr J Morgan
	Cllr M Abdul-Wahab	Cllr J Steinbach
	Cllr G Bigg	Cllr D Yamanaka
	Cllr L Vaughn	J Bishop (Assistant Clerk)

1 Apologies for absence

There were no apologies for absence.

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 9 January 2024 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 17 January and the papers for the next meeting, to be held on 21 February, 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/2188/FUH – The Farm House, Cox's Green, Wrington, BS40 5QU - approved
- 23/P/2386/FUH - 14 Orchard Close, Wrington, BS40 5ND – approved
- 23/P/2412/LDP - Mill Barn, 1 Mill Lane, Wrington, North Somerset, BS40 5RA – refused
- 23/P/2481/MMA – Pavilion, Silver Street, Wrington – approved
- 23/P/2518/FUL - Departure Concourse, Bristol International Airport, North Side Road, Felton, BS48 3DY – approved
- 23/P/2807/NMA - 17 Wiltons, Wrington, BS40 5LS – approved. It was noted NSC had issued the decision before the Council had been able to consider the application.

Furthermore, the following decisions had been issued after the meeting papers had been circulated:

- 23/P/1637/FUL - Land At Bristol Airport, North Side Road, Felton – approved
- 23/P/2528/LDE - Tin Barn, Red Hill, Redhill, Bristol, BS40 5TE – approved

- 23/P/2680/LDP - Sandon, Orchard Close, Wrington, BS40 5ND - approved

7 Planning Applications

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

23/P/2852/FUL - Existing Agricultural Building, Wrington Hill, Wrington, Congresbury

Councillors discussed the history of planning applications on the site including the original application (99/0102) that had imposed Condition 2 and a later application (23/P/0838/CQA) for change of use which had been refused by NSC.

Councillors were confused about the reasons for the application and as to why the owner had not challenged the condition at the time (or had subsequently appealed). Although the Councillors did not feel able to assess whether the condition should be removed, they felt the criteria that applied in 1999 still applied today and questioned the reasons for the application.

24/P/0023/FUH - Ashley House, Silver Street, Wrington, BS40 5QE

It was noted the property is in the Conservation Area. However, it was felt the proposal would have minimal impact on neighbouring properties and the Council agreed there were no objections to the application.

24/P/0041/TRCA - 3 Butts Batch, Wrington, BS40 5LN

Again, the property is in the Conservation Area but it was agreed the Council had no objections to the works proposed.

Cllr Taylor drew the meeting's attention to two new applications where the deadline for comments meant that NSC might issue Decision Notices before the next Planning Committee meeting on 20 February. The meeting agreed to discuss these as urgent items:

24/P/0124/NMA - 1 Gatcombe Croft, Wrington, North Somerset, BS40 5AX

It was agreed there were no objections to this application.

24/P/0136/AOC - 1 Gatcombe Croft, Wrington, North Somerset, BS40 5AX

It was noted the application was for the removal of Condition 12 and not Condition 10 as stated on NSC's website. The Council noted there were many errors in the Travel Plan which undermined confidence in its contents and findings. The implementation of the travel plan also hinged on the appointment of a Travel Plan Co-ordinator (TPC) but no details of how the appointment was to be made were given. Therefore, Councillors felt the TPC should be appointed before the condition was discharged.

8 Other Planning Issues

- **Update on the public presentation by Statkraft on the proposed solar farm between Wrington and Langford. Also, an email from a resident about the PROWs across the proposed site (see email circulated 23 January).**

Cllrs Taylor, Bigg and Abdul-Wahab had attended the presentation and gave an update on Statkraft's proposals. Statkraft expected, if their plans were approved, the project would have a timeframe of 2-3 years to complete. The

land would be leased on a 40-year basis. Some of their initial plans such as the location of battery base and the use of the southern half of the field on Half Yard had changed. Footpaths, both during construction and afterwards, had been discussed and Councillors had suggested that the paths should be wider than was usual in solar farms and lined with hedging as well as fences.

Finally, Cllr Taylor drew the meetings attention to application 23/P/2185/FU2 for a new 'office campus' on land near Long Ashton Park & Ride and Colliters Way in Long Ashton. Cllrs Taylor and Steinbach explained that this was a large development which could have a huge impact on the area and airport traffic.

The Meeting was closed at 7.25pm

Chair