

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room at 6.30pm on Tuesday 2 April 2024**

**Present:** Cllr B Taylor (Chair), Cllr J Steinbach, Cllr J Morgan,  
Cllr G Bigg, Cllr D Yamanaka, Cllr L Vaughn (from item 5),  
J Bishop (Assistant Clerk)

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**1 Apologies for absence**

Apologies for absence were received from Cllr Abdul-Wahab.

**2 Declarations of Interest**

Cllr Taylor declared a personal interest in 24/P/0501/TEN (Telecommunication Mast, Havyatt Green Farm, Copthorn Lane, Wrington) as he is a friend of the landowner.

**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 12 March 2024 were reviewed and adopted as a true record. There were no matters arising.

*Cllr Vaughn joined the meeting*

**5 NSC Planning and Regulatory Committee**

Cllr Taylor reported that the last meeting had taken place on 20 March. The only items of direct relevance to the parish were that the appeal against NSC's refusal of 23/P/0350/FUH (1 Woolmers, Wrington Hill, Wrington) had been dismissed and also, an appeal had been lodged against NSC's refusal of 23/P/1099/FUL (13 Ashford Road, Redhill). The papers for the next meeting on 17 April 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/1203/AOC - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, Bristol, BS40 5GF – approved
- 23/P/1875/AOC - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, Bristol, BS40 5GF – approved
- 24/P/0287/TRCA - 14 The Cottages, Station Road, Wrington, BS40 5LH - approved

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

- 24/P/0123/TPO - Brookside, Church Walk, Wrington, BS40 5QQ - lesser scheme of work approved

- 24/P/0476/NMA - Commercial Units EM1 And EM2, Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF - approved

## 7 Planning Applications

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

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

The Council discussed revised plans and reports that had recently been submitted to NSC. Cllr Bigg questioned the proposed access from The Glebe and wondered whether it would cause less disruption to have access via the current access track, via Church Walk. She would like that question to be included in the response. Councillors welcomed some of the amendments, particularly relating to the reduction in width of the access track, the increased retention of trees and the replanting of new trees, protection of the pond and the reduction in the number of roof lights. However, Councillors questioned whether, even given the above, the proposals complied with current planning policy, particularly DM3 and DM4, as they doubted the proposed development would enhance the Conservation Area. After further discussion, it was agreed to comment only that the Council remained of the opinion that the application was contrary to current planning policy. However, Cllr Yamanaka wished it to be noted that she felt the proposed development would ensure the building's future viability and the revised proposals would not detract from the Conservation Area.

### **24/P/0414/FUH - Mill Barn, 1 Mill Lane, Wrington, BS40 5RA**

Councillors discussed the history of previous applications on the site and noted that permitted development rights had been removed under condition 4 of application 98/2197. Also, 23/P/2412/LDP had been refused because the carport was within 2m of the boundary and its height exceeded 2.5m. Therefore, although the Council agreed there were no objections in principle to the installation of a carport, it should be erected to comply with current planning policy.

### **24/P/0452/MMA - Branches Cross, Ropers Lane, Wrington, BS40 5NF**

It was agreed there were no objections to this application.

### **24/P/0501/TEN - Telecommunication Mast, Havyatt Green Farm, Copthorn Lane, Wrington**

As Cllr Taylor had declared a personal interest in this application, he took no part in the discussion. Councillors expressed some concern at the height of the mast, due to its proximity to the airport, but felt the proposals probably complied with the Electronic Communications Code. It was agreed therefore that no comment was necessary. However, Cllr Steinbach said he would discuss the application at the next Airport Consultative Committee meeting.

### **24/P/0508/AGA - Land East of Warren Lodge, Brockley Combe Road, Wrington, BS48 3DF**

The Council agreed there were no objections to the works proposed.

### **24/P/0518/LDE - 2 Webbsbrook House, Silver Street, Wrington, BS40 5QL**

Councillors discussed that it was difficult to quantify what constituted 'starting' work on a development. The original application (17/P/5287/FUL) imposed 13 conditions and specified that the development was to begin within 3 years. Since then, 3 of the 13 conditions have been discharged (21/P/0652/AOC) but

the photographs submitted as part of this application show little evidence of work having been undertaken since 21/P/0652/AOC was approved. Therefore, the Council agreed a Certificate of Lawfulness could not be granted.

Cllr Taylor drew the meeting's attention to a new application and explained that the deadline for comments meant that NSC would issue a Decision before the next Planning Committee meeting on 23 April. The meeting agreed to discuss this as an urgent item:

**24/P/0615/AIN – Bristol Airport, North Side Road, Felton, BS48 3DY**

After discussing the application, it was agreed that the works proposed would probably fall within the Town and Country Planning (General Permitted Development) (Amendment) (England) Order, 2015, Part 8, Class F and, therefore, there were no objections to the proposals.

**8 Other Planning Issues**

Cllr Taylor explained that he would not be able to attend the next meeting on 23 April. Cllr Bigg, as Vice Chair, said she would check her availability to Chair the meeting.

The Meeting was closed at 7.20pm

**Chair**