

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 14 May 2024**

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

1 Apologies for absence

Apologies for absence were received from Cllrs Morgan and Bigg.

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 23 April 2024 were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

Cllr Taylor reported that the meeting scheduled for 17 April had been cancelled. The next meeting is scheduled for 15 May and the only item of direct relevance to the parish is that the appeal against NSC's refusal of 23/P/1099/FUL (13 Ashford Road, Redhill) is recommended for approval.

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/2706/AOC - 1 Gatcombe Croft, Wrington, Bristol, BS40 5AX – approved
- 24/P/0414/FUH - Mill Barn, 1 Mill Lane, Wrington, BS40 5RA – approved
- 24/P/0452/MMA - Branches Cross, Ropers Lane, Wrington, BS40 5NF – approved
- 24/P/0508/AGA - Land East Of Warren Lodge, Brockley Combe Road, Wrington, BS48 3DF – approved
- 24/P/0518/LDE - 2 Webbsbrook House, Silver Street, Wrington, BS40 5QL – approved
- 24/P/0615/AIN - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DY - approved

7 Planning Applications

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

**24/P/0783/AOC - Departure Concourse Bristol International Airport,
North Side Road, Felton, North Somerset, BS48 3DY**

Councillors discussed that the documentation only relates to the first part of condition 11 from application 23/P/1637/FUL so, if this application is approved,

the condition still cannot be considered as fully discharged. They also discussed whether they were technically qualified to assess the application. However, Councillors were concerned regarding the air and road safety implications that were highlighted by the Environmental Protection Officer. Councillors felt these concerns should be thoroughly investigated and until these have been resolved it was agreed to object to the application.

24/P/0825/FUH – Twoways, Winters Lane, Redhill, BS40 5SH

It was noted that the property is in Green Belt. It was agreed there were no objections to the application as the Council felt that the proposed works would not impact on the openness of the Green Belt, the street scene or neighbouring properties.

24/P/0830/FUL - Units 1 & 2 Richards Store (Mother Hen), Broad Street, Wrington, BS40 5LA

It was noted the property is in the Conservation Area but is not subject to an Article 4 Direction. The Council agreed there were no objections to the application as the windows appear to be well designed and in keeping with the property's surroundings. However, it was agreed to mention that the work had already started and appeared to be close to completion without planning permission having been obtained.

24/P/0846/AOC - The Hyall, Lye Hole Lane, Redhill, North Somerset, BS40 5RN

Councillors discussed that, as they did not have access to the site, they were unable to verify that the two sites had been installed as per conditions 5 and 11 of 22/P/1950/FUL.

Cllr Taylor drew the meeting's attention to two new applications and explained that the deadline for comments meant that NSC would issue Decision Notices before the next Planning Committee meeting on 4 June. The meeting agreed to discuss these as urgent items:

24/P/0933/AOC (Oakhurst, Ropers Lane, Wrington, North Somerset, BS40 5NQ)

The Council felt unable to approve the Construction Management Statement due to the following issues:

- Section 3.1 and Section 8.2 state that construction traffic will come from the west which Councillors assumed must be a misprint as this route is unsuitable. Even routing traffic from the east would require extreme care as Ropers Lane is very narrow in parts.
- Section 4.1 Bullet 3 and Section 6.1 indicate that all vehicles leaving the site will have clean wheels but does not explain how the water run-off from this cleaning will be managed.
- Section 5.1 appeared to have a misprint in the operating hours with 18.00 hours being shown as 6.00.
- Section 6.2, again, does not give information about how surface water run-off is to be managed.

24/P/0902/FUL - The Cowhouse, Aldwick Lane, Redhill, BS40 5RE

It was agreed Cllr Taylor would draft a response for agreement via email and ratification at the next Planning Committee meeting on 4 June.

8 Other Planning Issues

There were no other planning issues.

The Meeting was closed at 7.05pm

Chair