

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 16 July 2024**

Present: Cllr B Taylor (Chair), Cllr M Abdul-Wahab, Cllr J Morgan,
Cllr G Bigg, J Bishop (Assistant Clerk)

In attendance: One resident

1 Apologies for absence

Apologies for absence were received from Cllrs Yamanaka and Steinbach.

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

A resident attended to hear the Council's discussion on 24/P/1247/CRA (Tin Barn, Red Hill, Redhill, BS40 5TE). Cllr Taylor offered to allow the resident to speak later in the meeting and Councillors agreed.

4 Minutes of the previous meeting and matters arising

The Minutes of the meeting held on 25 June 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 next meeting is scheduled for 17 July but there are no items of direct relevance to the parish on the agenda.

6 Decision Notices issued by NSC

It was noted that the only Decision Notice issued by NSC since the last meeting was the approval of 24/P/0937/CQA (Existing Agricultural Building, North of Access Road off Wrington Hill, Wrington).

7 Planning Applications

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

24/P/1244/FUL - Departure Concourse, Bristol Airport, North Side Road, Felton, Wrington, BS48 3DY

Councillors felt the works proposed were in keeping with the existing building and it was logical to 'infill' the area. Therefore, they agreed there were no objections to the works proposed.

24/P/1247/CRA - Tin Barn, Red Hill, Redhill, BS40 5TE

It was noted the property is in Green Belt, outside of any settlement boundary and in North Somerset and Mendip Bats Special Area of Conservation, Zone B. Councillors discussed the history of applications relating to the site, particularly the granting of a Certificate of Lawful Development (23/P/2528/LDE) after the site had been 'renovated' without planning permission.

The Council agreed to object to the application as they felt it was inappropriate development in Green Belt and, therefore, contrary to current planning policy (specifically DM12, DM56 and CS6):

- Councillors were very concerned about road safety. The proposed access is via a farm gate from a layby on the, very busy, A38. Visitors travelling to the site from the north will need to negotiate a potentially dangerous right turn to access the layby. The layby is often busy with parked vehicles, including taxis waiting for airport pickups. Therefore, both entering and leaving the site are potentially dangerous.
- The proposals will increase vehicular activity over and above the previous level generated by agricultural use. Any increase in traffic numbers, or parking outside of the site, will have an adverse effect on neighbouring properties.
- NSC's Environmental Protection Officer has objected to the application on environmental impact grounds.
- What arrangements are to be made for the storage and removal of waste from the business? Waste removal will also lead to increased vehicle movements.
- How are smells emanating from the business to be controlled?
- The application does not specify opening hours or the number of staff to be employed on site. Staff will also increase traffic movements and will require parking spaces.
- The site is in North Somerset and Mendip Bats Special Area of Conservation, Zone B and, therefore, lighting levels should be restricted.
- Existing customers of Hillcroft Accommodation (owned by the applicant) can access numerous other food outlets nearby. Councillors also queried whether cyclists would use the facility as suggested by the applicant.
- Presumably the applicant will be making a subsequent application for any signage required.

3 Public Participation

Cllr Taylor returned to this agenda item and invited the resident to address the meeting. The resident outlined the history of the building and the development of the site. They explained the adverse impacts the proposed development could cause. Councillors encouraged the resident to submit their own objection to the application to NSC.

The resident left the meeting

7 Planning Applications

24/P/1251/FUH - The Barton, Ropers Lane, Wrington, BS40 5NF

Returning to the agenda, Councillors agreed there were no objections to this application as there would be no adverse neighbour impacts and the proposals were in keeping with the existing building.

8 Other Planning Issues

- **Appeal APP/D0121/W/24/3339392 against NSC's refusal of 23/P/0838/CQA (Prior approval for the change of use from agricultural building to 1no. dwelling (Use Class C3) at the Existing Agricultural Building North of Access Road off Wrington Hill, Wrington**
The withdrawal of this appeal, after NSC's approval of 24/P/0937/CQA (see item 6 above), was noted.

The Meeting was closed at 6.55pm

Chair