

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 8 October 2024**

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

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

There were no members of the public present.

4 Minutes of the previous meeting and matters arising

The Minutes of the meeting held on 17 September 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 18 September and the papers for the next meeting, to be held on 28 October, 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/0176/AOC - Bristol Airport Ltd, Bristol International Airport, North Side Road, Felton, North Somerset, BS48 3DY – approved
- 24/P/1244/FUL - Departure Concourse, Bristol Airport, North Side Road, Felton, Wrington, BS48 3DY – approved
- 24/P/1365/AOC - Woodmans Cottage, West Hay Road, Wrington, North Somerset, BS40 5NW - approved

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

- 24/P/1655/FUL - Bristol International Airport, North Side Road, Felton, BS48 3DY – approved
- 24/P/1786/TRCA – Court Cottage, Ladywell, Wrington, BS40 5LT – approved
- 24/P/1880/AIN – Bristol International Airport, North Side Road, Felton, BS48 3DY - approved

7 Planning Applications

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

24/P/1573/FUL - 1 Hailstone Cottages, Red Hill, Redhill, BS40 5TL

It was noted the site is in Green Belt. However, the Council felt the change of use would not have any negative impacts on the openness of the Green Belt so agreed there were no objections to the application.

24/P/1819/FUL - Wrington Chemists, Silver Street, Wrington, BS40 5QE

It was noted that the property is in the Conservation Area. Councillors felt the proposed changes would not have any adverse impacts on the area so agreed there were no objections to the proposals. However, it was agreed to draw NSC's attention to references in the Heritage Statement referring to Bristol City Council's Core Strategy and Development Management policies which are irrelevant as Wrington is in North Somerset.

24/P/1891/CTA - Redhill House, Red Hill, Redhill, BS40 5TD

It was noted that the site is in Green Belt and near the Grade II listed building of Christ Church Redhill. It was agreed there were no objections in principle to the proposed change of use. However, Councillors had concerns about road safety should the change of use go ahead.

Firstly, it appeared the traffic survey had been undertaken when Lye Hole Lane had been closed due to road works (as evidenced by one of the public comments on NSC's website). Therefore, the survey cannot be relied on and a new survey should be undertaken.

There is a discrepancy in the documents submitted as to whether there are 22 or 23 parking spaces. In any event, the application states that there will be 30 members of staff plus 30 pupils (aged 6 to 18) so it is difficult to understand how the proposed parking will cope with the demand. Councillors questioned whether children would be 'bussed' to school but, if so, this was not mentioned in the application. Given the location of the site the vast majority of staff and parents will surely travel by car as there is a very limited bus service and walking and cycling to the site is extremely unlikely. Therefore vehicles, not accommodated for, will try to park on:

- Church Road – which already has parking restrictions due to off-site airport parking.
- Lye Hole Lane – which is very narrow and inappropriate for drop-off/pick-up let alone parking.
- A layby north of the Lye Hole Lane junction on the A38 - this is already regularly full of vehicles. The layby sometimes causes visibility problems for vehicles leaving Lye Hole Lane which is particularly dangerous as the 50mph speed limit on the A38 is regularly exceeded at this point.

Councillors felt the Travel Plan is flawed and will not work. The proposed change of use will substantially increase traffic movements to and from the site and lack of parking facilities will create dangerous pressure points and bottlenecks. Plans should be amended to provide safer access from the A38 to the site and an additional area should be created to safely meet the parking needs of all involved.

8 Other Planning Issues

- **24/P/1870/SCON - Hinkley Point B Nuclear Power Station**
Consultation request on the application from EDF Energy Nuclear Generation Ltd (EDF Energy) to decommission the Hinkley Point B nuclear power station in Somerset. To support this application, EDF Energy has submitted an environmental statement that includes an environmental impact assessment for the proposed decommissioning project. This statement outlines the measures intended to avoid, prevent, reduce, and, if possible, offset any significant adverse environmental effects.

This was noted.

Cllr Taylor introduced an email from Tony Harden itemising outstanding items from his comments to NSC on 24/P/1011/FUL (Land at Lower Stock Farm, Bakers Lane, Langford, Churchill). It was agreed no further comment from the Council was necessary at this time and Cllr Taylor should communicate this decision to Tony Harden.

The Meeting was closed at 7.00pm

Chair