

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room at 6.30pm on Tuesday 29 October 2024**

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

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**1 Apologies for absence**

Apologies for absence were received from Cllr Vaughn.

**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 8 October 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 on the agenda for the meeting held on 23 October. The papers for the next meeting, to be held on 20 November, 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/1884/AOC - Bristol Airport Ltd, Bristol International Airport, North Side Road, Felton, North Somerset, BS48 3DY – approved (condition 27 is still outstanding)
- 24/P/1726/EA1 - Land Off Wrington Hill, Wrington – EIA is required

It was also noted that 24/P/1573/FUL (1 Hailstone Cottages, Red Hill, Redhill, BS40 5TL) had been approved with this established after the meeting papers had been circulated.

**7 Planning Applications**

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

**24/P/1576/TPO - 1 Udley Farm Cottage, West Hay Road, Wrington, BS40 5NP**

The Council agreed that, as the works proposed were fairly modest and would not impact on the shape of the tree, there were no objections to this application.

**24/P/1590/FUL - Walnut Tree Cottage, Downside Road, Backwell, BS48 3DH**

The Council noted residents' objections on NSC's website. The Council had also received an email from a resident objecting to this application. Councillors

discussed that the garden is split between Wrington parish and Backwell parish. It is in Green Belt, outside any settlement boundary and in Zone B of the North Somerset and Mendip Bats Special Area of Conservation. The Council agreed to object to the application for the following reasons:

- A previous application (23/P/0420/FUL) had conditioned that no building should be erected within the curtilage. There was no evidence this condition had been rescinded.
- Allegedly, off-site airport parking is taking place at the site.
- The proposals constitute a change of use.
- The proposals will add to the existing traffic movements to/from the site, even ignoring alleged off-site airport parking. This could lead to road safety issues on Downside Road.
- The proposed building will be accessed via steep steps which could potentially be a safety hazard.
- The size of the proposed building is overbearing. It will have adverse impacts on neighbouring properties and could have an adverse impact on the openness of Green Belt. This would make it contrary to current planning policy, particularly DM12.
- No details are provided about the disposal of animal waste or whether there will be any impact on neighbours due to noise and smell.
- No details are provided about lighting.

#### **24/P/2017/FUH - 2 Old Station Close, Wrington, BS40 5LY**

It was noted that the property is in the Settlement Boundary and the Conservation Area. However, Councillors agreed there were no objections to the application as the works proposed are well designed and comply with the Residential Design Guide.

#### **24/P/2021/TPO - Long Orchard, Bullhouse Lane, Wrington, BS40 5NY**

It was agreed there were no objections to the application.

#### **24/P/2022/TRCA - Long Orchard, Bullhouse Lane, Wrington, BS40 5NY**

Councillors agreed there were no objections to the works proposed to T1, T2, T3 and T4. However, regarding the felling of G1, Councillors felt they would prefer to see a more modest approach to the management of the group. If felling is approved, the group should be replaced with suitable species.

#### **24/P/2084/AGA - Land Off West Hay Road, Wrington**

Councillors discussed the application and questions were raised as to why the proposed track was necessary. However, it was agreed to object to the application as Councillors were concerned about the use of gravel given the steep gradient of the track. During periods of heavy rain, large volumes of water sometimes run from the site on to West Hay Road and there is a concern that gravel could soon be washed down onto this road causing a safety hazard. Current regulations mean that any new driveway has to be permeable but compacted so that it cannot be washed away. Therefore, the Council thought the proposed surface should be reconsidered.

## **8 Other Planning Issues**

Cllr Taylor introduced an email from Alpaca Communications offering a briefing session on a potential solar farm on land off Wrington Hill. It was agreed the Committee were generally in favour of this, but the Assistant Clerk should

forward the email to those Councillors not present in the meeting, asking for their opinion.

Cllr Taylor explained it was his last meeting as Chair of the Committee (although he would remain as a Councillor). Cllr Bigg had already said she was prepared to take on the role and thanked Cllr Taylor for any help he could offer.

The Meeting was closed at 6.55pm

**Chair**