

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 19 November 2024**

Present: Cllr G Bigg (Chair), Cllr B Taylor, Cllr J Steinbach,
Cllr D Yamanaka, J Bishop (Assistant Clerk)

In Attendance: The applicants for 24/P/2243/FUL and 24/P/2244/LBC

At the previous meeting, on 29 October, Cllr Taylor had explained he was stepping down as Chair of the Planning Committee (although he would remain as a Councillor).

1 To elect a Chair of the Planning Committee

Cllr Taylor opened the meeting and asked for nominations. Cllr Bigg had previously indicated she was prepared to take on the role. Cllr Taylor nominated Cllr Bigg as Chair of the Committee. This was seconded by Cllr Yamanaka with all in agreement.

Resolved: To elect Cllr Bigg as Chair of the Planning Committee

Cllr Bigg offered a vote of thanks to Cllr Taylor, which was supported by Cllrs Yamanaka and Steinbach, for his dedication and hard work over the last eleven and a half years as Chair of the Committee.

2 To elect a Vice Chair of the Planning Committee

Cllr Taylor said he was willing to take on the role. Cllr Yamanaka nominated Cllr Taylor as Vice Chair of the Committee. This was seconded by Cllr Steinbach with all in agreement.

Resolved: To elect Cllr Taylor as Vice Chair of the Planning Committee

3 Apologies for absence

Apologies for absence were received from Cllrs Abdul-Wahab and Vaughn.

4 Declarations of Interest

There were no declarations of interest.

5 Public Participation

The applicants for 24/P/2243/FUL and 24/P/2244/LBC (The Barn, 1 Haydens, High Street, Wrington) attended to hear the Council's discussion on these applications. The applicants outlined the history of Haydens and the barn. They explained they wanted to renovate and extend the barn. This would provide them with a more practical home for the future and allow them to stay in the community of Haydens. The current use of the barn and that it is listed by virtue of curtilage (but is not submit to an Article 4 Direction) was discussed. The appearance of the extension, the materials to be used and the different possible approaches to renovating listed buildings were also considered with the applicants explaining they had sought pre-application advice from NSC.

Cllr Bigg offered to bring forward the discussion on this application in the agenda. The meeting agreed.

24/P/2243/FUL and 24/P/2244/LBC - The Barn, 1 Haydens, High Street, Wrington

Councillors queried whether the proposals would leave 1 Haydens without a garden. They considered the parking implications and questioned whether the proposals met parking standards. Councillors asked for details about how waste and recycling collections were currently managed and whether this had any implications on parking. The applicants said there had been several planning applications by their neighbours in recent years to enlarge their parking areas which meant, in their view, this was not a problem. Councillors also discussed that current Planning Policy required the conversion of a such a building to make a positive contribution to the character of the area. The Council agreed to submit a comment expressing concerns over the adequacy of parking and whether the materials to be used made a positive contribution to the setting of the Haydens.

Cllr Bigg thanked the applicants for attending the meeting.

The applicants left the meeting

[Post meeting note – following receipt of further information from residents Councillors agreed to reconsider this application. Cllr Bigg circulated a draft comment, objecting to the application, which was agreed via email. A copy of the objection can be found in the Combined Comments in the Minute Book.]

6 Minutes of the previous meeting and matters arising

The Minutes of the meeting held on 29 October 2024 were reviewed and adopted as a true record. It was noted that an amended version of the comment on 24/P/1590/FUL (Walnut Tree Cottage, Downside Road, Backwell, BS48 3DH) had been submitted to NSC, clarifying that the property is partially in Wrington parish and partially in Backwell parish. Apart from this there were no matters arising.

7 NSC Planning and Regulatory Committee

It was noted the meeting scheduled for 20 November had been cancelled and the papers for the next meeting were not yet available on NSC's website.

8 Decision Notices issued by NSC

A list of Decision Notices had been circulated prior to the meeting and these were noted. In summary:

- 24/P/1788/TPO - 15 Alburys, Wrington, BS40 5NZ – approved
- 24/P/1891/CTA - Redhill House, Red Hill, Redhill, BS40 5TD – withdrawn
- 24/P/2084/AGA - Land off West Hay Road Wrington – refused
- 24/P/2022/TRCA - Long Orchard, Bullhouse Lane, Wrington, BS40 5NY - approved

9 Planning Applications

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

24/P/2280/TRCA - Chaucer Cottage, Station Road, Wrington, BS40 5LG

It was agreed the Council has no objections to the works proposed and were content to be guided by the Tree Officer.

24/P/2243/FUL and 24/P/2244/LBC - The Barn, 1 Haydens, High Street, Wrington

See agenda item 5 (Public Participation) above.

10 Other Planning Issues

- **Email from PCAA to NSC re 23/P/2185/FU2 (an application by EPIC Ltd for an 'office campus' on land near Long Ashton Park & Ride and Colliters Way in Long Ashton)**

This was noted

- **Hinkley Point C Connection Project – 23/P/2812/DCM Formal submission to discharge "delayed start area" requirements for Stage 10.1**

This was noted and Councillors discussed the potential impacts of future proposals on Kingston Seymour.

The Meeting was closed at 7.15pm

Chair