

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Thursday 9 January 2025**

Present: Cllr G Bigg (Chair), Cllr J Steinbach, Cllr B Taylor,
Cllr D Yamanaka, Cllr L Vaughn,
Cllr M Abdul-Wahab (from item 4), J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllr Woolway.

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

There were no members of the public present.

Cllr Abdul-Wahab joined the meeting

4 Minutes of the previous meeting and matters arising

The Minutes of the meeting held on 10 December 2024 were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

No items of direct relevance to the parish had been discussed at the meeting held on 18 December. Cllr Bigg reported on the agenda for the 15 January which included an item for the EPIC application for an 'office campus' on 34.49 hectares of Green Belt land at Long Ashton (near Long Ashton Park & Ride and Colliters Way) which is recommended for approval and submission to the Secretary of State.

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/0921/FUL - The Field, Wrington Road, Congresbury, BS40 5AB - approved
- 24/P/1011/FUL - Land at Lower Stock Farm, Bakers Lane, Langford, Churchill – approved
- 24/P/1576/TPO - 1 Udley Farm Cottage, West Hay Road, Wrington, BS40 5NP – approved
- 24/P/2358/FUH - 19 Garstons Orchard, Wrington, Bristol, BS40 5LZ - approved
- 24/P/2377/TRCA – Piltdown, Church Walk, Wrington, BS40 5QQ - approved

It was also noted that 24/P/2376/TPO (Piltdown, Church Walk, Wrington, BS40 5QQ) and 24/P/2466/TRCA (Piercehay, Bullhouse Lane, Wrington, BS40 5NY) had both 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/2227/FUL - Units 5 & 6, First Floor, Railway Wharf, Station Road, Wrington, BS40 5LL

The Council discussed recent applications relating to the site, particularly 24/P/1028/CM2A (for the change of use of Unit 5 from commercial use to a dwelling). It was noted the property is in the Conservation Area but not subject to an Article 4 Direction. The application states that the windows will be the same colour and similar in appearance to the existing windows. Councillors queried why one application had been submitted to cover two properties but it was felt this was because the units were under the same ownership. It was also noted that there appeared to be a discrepancy between the application form, which stated that 3 sun tunnels would be installed in the roof of unit 5, and the plans which appeared to indicate they would be installed in the roof of unit 6. The Council agreed there were no objections to the replacement windows but would like clarification on the location of the sun tunnels. [Post meeting note – during the discussion there had been some confusion as to whether the sun tunnels were actually skylights but it was later established that the Weekly Planning Register was inaccurate as all other documents referred to sun tunnels. Also, the tunnels would be installed in the roof of Unit 5].

24/P/2653/AOC, 24/P/2680/AOC and 24/P/2705/AOC - Lulsgate House, Bristol International Airport, North Side Road, Felton, Bristol, BS48 3AQ

Councillors discussed the applications and the various reports submitted. Cllr Steinbach offered to help draft comments and it was agreed these would be approved via email and ratified at the next meeting.

Cllr Bigg drew the meeting's attention to a new application where the deadline for comments meant that NSC might issue a Decision Notice before the next Planning Committee meeting on 28 January. The meeting agreed to discuss this as an urgent item:

24/P/2738/FUH - 3 Downside Estate, Downside Road, Backwell, BS48 3DN

The Council noted that the property is in Green Belt and in Zone B of North Somerset and Mendip Bats Special Area of Conservation. The property is actually in Backwell parish but very close to the boundary of Wrington parish. Councillors discussed whether the application complied with current planning policy, particularly DM12 which covers development in Green Belt. Councillors discussed whether the proposed garage complied with the '50% guideline' due to its increase in size over the existing building. Being in a residential built-up area, it was felt the proposals would not have a negative impact on the openness of Green Belt but, given its location in the SAC, external lighting should be limited.

8 Other Planning Issues

- **Bristol Airport consultation on plans and proposals for future development to 2040**

The consultation had been discussed at the last PC meeting on 11 December. Cllr Yamanaka reported she was drafting a response.

- **Hinkley Point C Connection Project – 24/P/2541/DCM (Formal submission to discharge Requirement 6(1)(a) (Soil Management Plan for Stage 2.1)) and 24/P/2542/DCM (Formal submission to discharge Requirement 6(1)(a) (Soil Management Plan for Stage 7.1))**
These were noted

The Meeting was closed at 7.10pm

Chair