

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 10 December 2024**

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

In Attendance: The applicant for 24/P/2318/FUL

1 Apologies for absence

No apologies for absence had been received.

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

The applicant for 24/P/2318/FUL (Land to The North East of Tin Barn, Red Hill, Redhill) attended the meeting. The applicant explained they wished to put in a new entrance which would provide them with a safer route for their horses to cross the A38.

The applicant left the meeting

4 Minutes of the previous meeting and matters arising

The Minutes of the meeting held on 19 November 2024 were reviewed and adopted as a true record. The comment submitted to NSC on 24/P/2243/FUL and 24/P/2244/LBC (The Barn, 1 Haydens, High Street, Wrington) was ratified. After the meeting, following further information from residents, Councillors agreed to reconsider the application. A draft objection was circulated and agreed via email. The comment is available in the Combined Comments in the Minute book. Apart from this there were no matters arising.

5 NSC Planning and Regulatory Committee

The next meeting was scheduled for 18 December but the papers 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:

- 24/P/1590/FUL - Walnut Tree Cottage, Downside Road, Backwell, BS48 3DH – refused
- 24/P/2017/FUH - 2 Old Station Close, Wrington, BS40 5LY – approved
- 24/P/2021/TPO - Long Orchard, Bullhouse Lane, Wrington, BS40 5NY - approved
- 24/P/2405/TRCA – Tanners, Church Walk, Wrington - approved under a 5 Day Notice

It was also noted that 24/P/2280/TRCA (Chaucer Cottage, Station Road, Wroughton, BS40 5LG) 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/2318/FUL - Land to The North East of Tin Barn, Red Hill, Redhill

Councillors discussed recent applications relating to the site and noted that the application stated the new access was for use by agricultural vehicles whereas the applicant had stated, during Public Participation (see above), it was for use by horse riders. Furthermore, the application states that there will be no removal of the hedgerow to create a new entrance but there does not currently appear to be a break in the hedgerow. Councillors were also concerned about the road safety implications of the application and the proposals to change the current road markings which would need to be approved by NSC Highways. Finally, if the application is approved, Councillors felt it should be conditioned that the new entrance is solely for agricultural/equestrian use and that the existing entrance should be removed/closed.

24/P/2358/FUH - 19 Garstons Orchard, Wroughton, Bristol, BS40 5LZ

It was noted neighbouring properties had carried out similar work. The Council agreed there were no objections to the proposed development.

24/P/2376/TPO – Piltdown, Church Walk, Wroughton, BS40 5QQ

The Council agreed there were no objections to the works proposed and were content to be guided by the Tree Officer in this matter.

24/P/2377/TRCA – Piltdown, Church Walk, Wroughton, BS40 5QQ

Again, Councillors agreed there were no objections to the works proposed and were content to be guided by the Tree Officer in this matter.

24/P/2466/TRCA – Piercehay, Bullhouse Lane, Wroughton, BS40 5NY

It was agreed there were no objection in principle to the works proposed. However, Councillors were concerned about the use of poison on the site.

24/P/2472/EA2 - Land off Wroughton Hill, Wroughton

Councillors discussed the potential for 'creeping industrialisation' in the area. It was agreed to reiterate the comments made on the previous application (24/P/1726/EA1) and to comment that any Environmental Statement should be as comprehensive as possible. It should cover all seasons of the year and should not be desktop only based. Information has not been provided on how the Biodiversity Net Gain is to be calculated. It was also noted that details had not yet been submitted about the 'vertical farm' and its potential impact on Green Belt.

24/P/2508/EA2 - Bristol Airport, North Side Road, Felton, Bristol, BS48 3DY

Councillors discussed whether they had the expertise to comment on this application. It was agreed to comment in similar terms to 24/P/2472/EA2 above, stating that the statement should be as comprehensive as possible and not desktop only based. The EA should also include the loss of biodiversity from Green Belt that will be lost to the proposed development, eg, land from Cooks Farm, the extension of the runway, staff parking and the mechanics hangar.

24/P/2517/AOC - Lulsgate House, Bristol Airport, North Side Road, Felton, Bristol, BS48 3AQ

It was agreed the Council had no comment to make on this application.

8 Other Planning Issues

- **Hinkley Point C Connection Project – 24/P/2360/DCM**
Formal submission to discharge Requirement 5(2)(b) (Biodiversity Mitigation Strategy Addendum for Stage 10.1
Councillors discussed the implications of this in relation to Kingston Seymour.

The Meeting was closed at 7.40pm

Chair