

**Minutes of a Meeting of the Planning Committee of
Wrighton Parish Council
held in the John Locke Room at 6.30pm on Tuesday 28 January 2025**

Present: Cllr G Bigg (Chair), Cllr D Yamanaka, Cllr B Taylor,
Cllr J Steinbach, Cllr L Vaughn (left during item 7),
J Bishop (Assistant Clerk)

1 Apologies for absence

No apologies for absence had been received.

2 Declarations of Interest

In relation to application 25/P/0058/TEN (Rydings Farmhouse, Rydings Farm, Silver Street, Wrighton) it was noted the owner of the site is the Chair of Wrighton Memorial Hall & Recreation Field Committee. The Parish Council is the sole trustee of this charity with some of the Councillors sitting on the Committee. Also, Cllr Vaughn declared a personal interest in relation to 25/P/0002/FUH (3 Butts Orchard, Wrighton, BS40 5DR) as he knows the applicant.

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 9 January 2025 were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

As the next meeting is scheduled for 19 February, papers are not yet available on NSC's website.

6 Decision Notices issued by NSC

Details of Decision Notices had been circulated prior to the meeting and it was noted that 24/P/2517/AOC (Lulsgate House, Bristol Airport, North Side Road, Felton, Bristol, BS48 3AQ) had been approved.

7 Planning Applications

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

25/P/0002/FUH - 3 Butts Orchard, Wrighton, BS40 5DR

It was noted the property is in the Conservation Area. As Cllr Vaughn had declared an interest in this application he took no part in this discussion. The remaining Councillors discussed previous applications relating to the site and felt the works proposed complied with the residential design guidelines, with no negative neighbour impacts. Therefore, it was agreed there were no objections to the application.

25/P/0019/ELE - Land to the Rear of The Darlington Arms, Red Hill, Redhill, BS40 5TE

The Council agreed there were no objections to the works proposed.

25/P/0058/TEN - Rydings Farm, Silver Street, Wrington

See agenda item 2, Declarations of Interest, above. Councillors noted that the replacement pole was 5m taller than the existing pole but agreed there were no objections to the works proposed.

25/P/0067/CTA - Redhill House, Red Hill, Redhill, BS40 5TD

Councillors discussed the previous application (24/P/1891/CTA) which had been withdrawn by the applicant. Councillors agreed that, although there were no objections in principle to the proposed change of use and even though they felt the Transport Statement had gone some way to overcome some of the issues raised by the previous application, there remained serious concerns relating to traffic and road safety. It was agreed to highlight the following:

- Car park - the marked parking spaces are an improvement on the previous proposals but the Council still maintains that the car park is far too small, given the number of staff and pupils.
- Parents will still arrive/leave at the same time, leading to congestion. How this is to be mitigated has not been explained as there is no suggestion of staggered start times.
- As the children have special needs, parents will probably accompany their children into the school, meaning their vehicle will be on site longer than a simple drop-off or pick-up.
- The minibus, mentioned in the application, could reduce journey numbers but it appears to only be a 7-seater vehicle. Details have not been provided about how many children are expected to arrive by taxi. It is believed many SEND schools use minibuses and taxis so Councillors were surprised that this does not seem to be part of the proposals.
- As with the previous application, the travel plan is unrealistic and not relevant to the location. In fact, the Sustainability Report (from the previous application) suggests the site is not sustainable in transport terms.
- Access onto the A38 is at a very dangerous point due to the 50mph speed limit (which is regularly exceeded).
- The layby, north of Lye Hole Lane, is often full of vehicles and limits visibility for vehicles leaving the lane.

25/P/0073/AOC - Lulsgate House, Bristol International Airport, North Side Road, Felton, Bristol, BS48 3AQ

A response from the Airport to the Council's comments on applications 24/P/2680/AOC, 24/P/2705/AOC and 24/P/2705/AOC was noted. Councillors also noted that not all the reports mentioned in this application were available to view on NSC's website. However, as the Hydrock report recommends further work be done, Councillors could not understand how the condition could be discharged. Therefore, it was agreed to object to the application.

Cllr Vaughn left the meeting

Cllr Bigg drew the meeting's attention to two applications where the applicants had submitted new plans to NSC. The meeting agreed to discuss these as urgent items.

24/P/2318/FUL - Land to The North East of Tin Barn, Red Hill, Redhill

After looking at the amended plans submitted the Council agreed no additional comment was necessary at this time.

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

The Council discussed the amended plans and agreed to maintain its previous objection. Although the proposed parking now seems to conform with parking standards, Councillors were still concerned about the introduction of an additional dwelling in this location. They believed there were still issues relating to refuse collection and questioned whether the building would sit comfortably within its surroundings (although it was noted that the finish of the cladding had been changed from black/charred to a natural weathering).

8 Other Planning Issues

There were no other Planning issues.

The Meeting was closed at 7.35pm

Chair