

**Minutes of a Meeting of the Planning Committee of
Wrighton Parish Council
held in the John Locke Room on Thursday 5 January 2016**

Present: Mr B Taylor (Chairman) Mr D Glynn
 Mrs G Bigg Mrs P Ledbury
 Mrs J Fowler Mrs D Yamanaka (from item 6 to 7)
 Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Simpson, Rawlins, Robertson and Woolf.

2 Declarations of Interest

Cllr Ledbury declared a personal interest in relation to application 15/P/2539/F (Land at Uplands, West Hay Road, Wrighton, BS40 5NP) as she knows the applicant.

3 Public Participation

There were no members of the public present.

4 Minutes of the previous meeting

The Minutes of the meeting held 8 December were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was noted that the papers for the next meeting had yet to be published.

6 Decision Notices issued by NSC

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

- 15/P/2282/F - Agricultural building south of Barn House, Ladywell, Wrighton, BS40 5LT – Refused.
- 15/P/2364/MMA - Former Wrighton Vale Medical Practice, The Surgery, Station Road, Wrighton, BS40 5NG – Approved.
- 15/P/2411/F – Worships Farm, Row Of Ashes Lane, Redhill, BS40 5TU - Withdrawn by applicant.
- 15/P/2494/TPO - West Barn, West Hay Road, Wrighton, BS40 5NP – Refused.
- 15/P/2595/WT - Land at the junction of Alburys and West Hay Rd, Wrighton, BS40 5NZ – Approved.
- Five Day Notice (to 'monolith' to 8m) had been issued by NSC on an Oak (G1, TOP 563) at Uplands, West Hay Road, Wrighton.

It was also noted 15/P/2613/MMA (Webbsbrook, Silver Street, Wrighton, BS40 5QL) and 15/P/2718/WT (All Saints Church, Station Road, Wrighton, BS40 5LF) had both been approved, with the notices received after the meeting papers had been circulated.

Cllr Yamanaka joined the meeting.

7 Planning Applications

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

Application 15/P/2539/F - Land at Uplands, West Hay Road, Wrington, BS40 5NP

Due to further submissions to NSC the Council agreed to submit a supplementary comment.

Firstly, Councillors felt the various letters of support from users were irrelevant in planning terms.

With reference to an email from the applicant to the Case Officer:-

- The applicant planned to use the summerhouse as an office (as well as for Bed & Breakfast), moving there from his current premises where he has a number of employees. Councillors felt using the summerhouse as an office for commercial purposes would require planning consent for change of use.
- Bats - as mentioned in the previous comment, the Council felt the lighting associated with holiday lets would deter bats. It is well known that the hedges and woodland fringes around Wrington are used for foraging and as flight routes by several species of bats. Surveys have indicated that horseshoe bats fly along the edge of the wood just to the north of the site and there is a maternity roost (used by the Greater Horseshoe bat, an EU protected species) close to the site. The site is also included in a special area of conservation and several designated wildlife sites.
- Councillors felt the letter of support from a BBC employee was irrelevant in planning terms.
- Transport – the site is unsustainable with no bus service, the only access to Wrington being by foot or car.

With reference to the site's Green Belt location:-

- The summerhouse is in an elevated position and this, and its excessive lighting, is having a negative impact on the openness of the Green Belt.
- Commercial activity is inappropriate in Green Belt and contrary to planning policy. No extenuating or exceptional circumstances have been submitted to mitigate the impact on the Green Belt.

The Council felt that, if approved, this application would set a precedent for future commercial development in Green Belt.

Application 15/P/2718/WT - All Saints Church, Station Road, Wrington, BS40 5LF

It was agreed the Council had no objections to the proposed tree works.

Application 15/P/2794/LDE - Ash Dale, Downside Road, Backwell, BS48 3DQ

After discussion it was agreed to object to the application as Councillors were not satisfied that the appropriate requirements had been met.

Several previous applications and appeals have made reference to Bed & Breakfast activity, however, none of these provided evidence of continuous use

since 2005. Although the applicants have signed Statutory Declarations, no further evidence has been provided. Councillors questioned whether the site has been subject to any enforcement proceedings which might undermine the applicant's claim. It was believed, however, that enforcement investigations had been undertaken relating to airport parking. Finally, if approved, parking should be limited to prevent the site being used for off-site airport parking.

Cllr Yamanaka left the meeting.

Application 15/P/2848/F - 5 Redcroft, Redhill, BS40 5SL

The Council agreed to object to the proposed development.

Detaching the proposed new dwelling from the existing dwelling would create a new dwelling in Green Belt which is contrary to planning policy. When the previous application (15/P/0427/F) was approved it had been conditioned that the new dwelling could only be used by the occupants of the existing dwelling and not be used as a self-contained dwelling. Councillors could see no reason why the new application should be considered any differently. Finally the Council were concerned about the potential for negative neighbour impacts.

8 Other Planning Issues

- **West of England – Joint Spatial Plan: Issues & Options**

It was agreed to carry this forward to the next meeting (26 January).

- **Department for Communities & Local Government – National Planning Policy: consultation on proposed changes**

It was noted the deadline for comments had been extended to 22 February. It was agreed to carry this forward to the next meeting (26 January).

It was also noted that an outline application and an application for a screening opinion as to whether an Environmental Impact Assessment is required had been submitted to NSC for a development of 50 residential dwellings on land off Wrington Lane, Congresbury.

The Meeting was closed at 7.00pm

Chairman