

**Minutes of a Meeting of the Planning Committee of  
Wrighton Parish Council  
held in the John Locke Room on Thursday 25 October 2016**

**Present:** Mr D Glynn (Chair) Mr D Simpson  
Mrs P Ledbury Mrs J Fowler  
Mrs D Robertson Mrs G Bigg (from item 6)  
Ms J Bishop (Assistant Clerk)

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As Cllr Taylor was absent, it was agreed Cllr Glynn would chair the Meeting.

**1 Apologies for absence**

Apologies were received from Cllrs Taylor, Yamanaka and Rawlins.

**2 Declarations of Interest**

There were no declarations of interest.

**3 Public Participation**

There were no members of the public present.

**4 Minutes of the previous meeting**

The Minutes of the meeting held 4 October were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

It was reported there had been no items of direct relevance to Wrighton on the agenda for the meeting held on 12 October and the papers for the next meeting had yet to be issued.

**6 Decision Notices issued by NSC**

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

- 16/P/1509/LB - Lye Hole Farm, Sutton Lane, Redhill, Wrighton, BS40 5RL - approved
- 16/P/1595/F - NatWest, Broad Street, Wrighton, BS40 5JZ – approved
- 16/P/1739/F - Warren House, Brockley Combe Rd, Backwell, BS48 3DF - approved
- 16/P/1753/F - Broadfield House Farm, New Road, Redhill, BS40 5TX - refused
- 16/P/1948/CUPA - Barn at Rydings Farm, Silver Street, Wrighton, BS40 5QN- - approval required and granted
- 16/P/1968/F - Warfords, School Road, Wrighton, BS40 5NB – approved

It was also noted 16/P/2165/F (Wynhays, Station Road, Wrighton, BS40 5LL) had been approved, with the Decision Notice received after the meeting papers had been circulated.

*Cllr Bigg joined the meeting.*

## **7 Planning Applications**

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

### **Application 16/P/2295/WT - Plough Inn, High Street, Wrington, BS40 5QA**

It was agreed to object to the application and Councillors commented that the proposal seemed excessive.

These trees have significant public amenity value and no justification for the work had been provided. Ash trees are under threat due to ash dieback and it is understood that older trees are more able to resist the disease. Therefore Councillors felt it was important not to carry out work that could have a detrimental effect on a healthy tree.

Finally, application 16/P/1824/TPO (6 Old Bell Court, Wrington, BS40 5QH) to prune a nearby ash tree was recently refused because the proposed work would have had a detrimental effect on the health of the tree and also on its visual amenity value and Councillors felt the same criteria applied to this application.

### **Application 16/P/2298/WT – Public conveniences (next to St Mary’s House), Broad Street, Wrington, BS40 5QE**

The Council’s own application was noted.

### **Application 16/P/2329/F - 22 Orchard Close, Wrington, BS40 5ND**

It was agreed the Council had no objection in principle to the proposed development but would like to be satisfied that it would not result in negative neighbour impacts, particularly in relation to loss of privacy following the installation of the new first floor windows at the rear.

### **Application 16/P/2369/CUPA - Agricultural Building at Broadfield House Farm, New Road, Redhill, BS40 5TX**

Councillors agreed they were not in a position to comment on whether the building had been in agricultural use on, or prior to, 20 March 2013.

However, it was noted that application (16/P/1753/F) had recently been refused and, as the circumstances remained the same, it was agreed to reiterate the comments submitted on the previous application and also to highlight the reason for refusal in the Decision Notice to 16/P/1753/F which outlined planning policy relating to unsustainable development.

## **8 Other Planning Issues**

- **West of England (WoE) consultation on the Joint Spatial Plan (JSP) and related Transport Vision**

It was noted this would be discussed when the consultation papers became available.

- **North Somerset Council – airport off-site parking. Proposal to make an Article 4 Direction to remove permitted development rights granted by Schedule 2, Part 4, Class B of the Town and Country Planning (General Permitted Development ) Order 2015**  
This was noted. Cllr Glynn urged Councillors to consider this consultation prior to its being discussed at the next Planning Committee meeting (15 November).

The Meeting was closed at 6.50pm

**Chairman**