

**Minutes of a Meeting of the Planning Committee of
Wrighton Parish Council
held in the John Locke Room on Wednesday 21 February 2017**

Present:	Mr B Taylor (Chair)	Mr D Glynn
	Mr D Simpson	Mrs J Fowler
	Mrs D Robertson	Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Yamanaka, Woolf, Bigg and Ledbury.

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

5 NSC Planning and Regulatory Committee

It was noted that the proposed development on Wrighton Lane (15/P/2828/O and 16/P/1521/O) had been approved at the meeting on 8 February. Also, although the meeting papers were not available on NSC's website, it was believed that the appeal against NSC's non determination of 16/P/1291/O (Land at Cox's Green, Wrighton) would be discussed at the meeting on 8 March.

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/2948/F - Callanish, 3 Orchard Close, Wrighton, BS40 5ND – approved
- 16/P/2991/F - 18 Garstons Close, Wrighton, BS40 5QT – approved
- 16/P/3037/F - 56 The Glebe, Wrighton, BS40 5LX – approved

It was also noted 17/P/0124/NMA (Holiday Inn, Cowslip Green, Wrighton, BS40 5RD) and 17/P/0320/PDA (Wrighton Warren Wood, Brockley Combe Road, Backwell, BS48 3DF) had both been approved, with the Decision Notices received after the meeting papers had been circulated. In Fact, NSC had issued a decision on 17/P/0320/PDA before the Council had been able to discuss it.

The Planning Inspectorate had dismissed appeal APP/D0121/2/16/3157688 (against NSC's refusal of 16/P/0859/F, The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP).

7 Planning Applications

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

Application 16/P/2982/O - Land to the South of Cadbury Garden Centre, Bristol Road, Congresbury, BS49 5AG

Councillors noted the site is in Congresbury parish but outside Congresbury village's settlement boundary. It was agreed to object to the application on the grounds of highway and pedestrian safety:-

- The site is close to an accident blackspot at the A370/ B3133/Smallway junction.
- The proposed 'Keep Clear' road markings will probably be ignored and traffic moving into the inside lane (at the end of the bus lane) will continue to pose a risk.
- The recently approved development of 50 houses on Wrington Lane (15/P/2828/O and 16/P/1521/O) will increase traffic in the area which has not been taken into consideration.
- It will not be safe for pedestrians to access local services/amenities.
- Finally, if the application is approved, the Council recommends that consideration should be given to redesigning the A370/ B3133/Smallway junction by replacing the existing traffic lights with a roundabout.

Application 17/P/0246/F - Burnt House, Long Lane, Wrington, BS40 5SP

It was noted the site is outside the settlement boundary and in Green Belt. The Council agreed there were no objections to the proposed development but the Council would recommend it was conditioned that the extension could not be sold or let separately from the existing dwelling.

Application 17/P/0291/F - Hortswood Farm, Long Lane, Wrington, BS40 5SP

Councillors discussed the history of applications relating to the site. It was agreed to object to the application because, in summary, the design of the proposal is unsympathetic to the surrounding countryside and coupled with increased non-agricultural development is detrimental to the openness of Green Belt. Furthermore, access is difficult and the continued expansion of B2 use is leading to negative neighbour impacts. It is, therefore, contrary to current planning policy. It was also agreed to raise the following:-

- The site is in Green Belt and outside the local settlement boundary.
- The extension has already been built and appears to be in use as part of a joinery business, which is B2 use and not the agricultural use applied for.
- The use by a joinery business generates a high level of noise leading to negative neighbour impacts. The previous application (15/P/2117/F) conditioned hours of use which appear not to be adhered to. The current application does not specify any hours of use.
- It was agreed to reiterate the Council's comment on 15/P/2117/F relating to concerns regarding traffic safety and the difficulty of access made worse since then by increased commercial activity and accompanying volumes of vehicular traffic, including HGVs.
- The application form states that the development cannot be seen from a footpath/bridleway, whereas it is clearly visible from the footpaths near Meeting House Farm and Burnt House Farm.
- The Council is concerned that the joinery business uses and generates flammable substances, which pose a fire risk, with no evidence that precautionary measures have been put in place.

- There have also been allegations that workers use outside areas as a toilet, perhaps demonstrating inadequate facilities.
- Finally, the Council recommends that, given B2 use appears to have extended beyond the level approved under 15/P/0805/F and 15/P/2117/F, an investigation of the entire site should be undertaken, whilst bearing in mind that the current retrospective application is the result of enforcement proceedings (case 2016/0419) and that further enforcement proceedings remain ongoing under case 2017/0021.

Application 17/P/0301/NMA - Bristol Airport Ltd, North Side Road, Felton, BS48 3DY

The Council had no objections to this application.

Application 17/P/0320/PDA - Wrington Warren Wood, Brockley Combe Road, Backwell, BS48 3DF

See agenda item 6 above.

Application 17/P/0332/WT - The Lodge, School Road, Wrington, BS40 5NA

Councillors agreed there were no objections to the proposed tree works.

8 Other Planning Issues

- **Appeal App/D0121/X/ 16/3164908 – Certificate of lawfulness for the existing use of land as B1, B2, B8 and ancillary residential use at Gatcombe Farm, West Hay Road, Wrington, BS40 5GF**

This was noted and it was agreed no further comment was necessary.

- **NSC Enforcement Report**

This was noted. In relation to case 2016/0260 (Darlington Arms, Red Hill, Redhill, Wrington) it was reported that the case had recently been closed as the signs are within the allowed size and the lights are considered permitted development.

The Meeting was closed at 6.55pm

Chairman