

**Minutes of a Meeting of the Planning Committee of
Wrighton Parish Council
held in the John Locke Room on Wednesday 18 July 2017**

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

In attendance: (see item 7)

1 Apologies for absence

Apologies were received from Cllrs Yamanaka, Bigg and Lovell.

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 27 June were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

Cllr Taylor reported that the only matters of direct relevance to Wrighton at the meeting held 12 July were:-

- The dismissal of the appeal against NSC's refusal of 16/P/1555/F (Hailstones Farm, Red Hill, Wrighton).
- The Committee's refusal of 16/P/1291/O (land at Cox's Green, Wrighton). Although it was noted an inquiry date of 26 September had already been set.

6 Decision Notices issued by NSC

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

- 17/P/1109/CUPA - 5 Railway Wharf, Station Road, Wrighton, BS40 5LL - prior approval not required
- 17/P/1126/F - Units 1-4 Railway Wharf, Station Road, Wrighton, BS40 5LL - approved
- 17/P/1150/HHPA - 10 Garstons Close, Wrighton, BS40 5QT - prior approval not required
- 17/P/1195/F - 16 Kings Road, Wrighton, BS40 5LW - approved
- 17/P/1215/F - The Arch, Broad Street, Wrighton, BS40 5LA - approved
- 17/P/1296/F - Goblin Corner, Church Road, Redhill, BS40 5TE – withdrawn by applicant
- 17/P/1318/HHPA - 6 Wiltons, Wrighton, BS40 5LS - prior approval not required

It was also noted 17/P/1316/F (34 South Meadows, Wrington, BS40 5PG) had been approved, with the Decision Notice received after the meeting papers had been circulated.

7 Planning Applications

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

17/P/1440/F - Rose Cottage, The Batch, Backwell, BS48 3DL

It was noted that the house is not in the parish but the parish boundary runs through the garden. Councillors agreed there were no objections to the proposed development.

17/P/1533/TPO - Webbsbrook Cottage, Silver Street, Wrington, BS40 5QL

The Council agreed there was no alternative but to object to proposed tree works as no evidence has been provided for the necessity for the work. The application form does not state that the tree is diseased or is a safety hazard and no arboricultural reported has been provided.

A resident joined the meeting.

17/P/1572/F - Land to the east of Silver Street and North of Wrington Recreational Field, Wrington

It was agreed to object to the application:-

- The site is in Green Belt and outside the settlement boundary.
- The shipping container is already on site and, it is believed, work has begun on its conversion.
- The appearance and location of the container are contrary to planning policy (ie, Sites and Policies Plan DM12).
- The applicant has provided no information on surface water and sewage disposal. It is well known that the Recreation Field is subject to flooding and has drainage issues and any increase of surface water draining onto the field will only worsen the situation.
- No details are given of any lighting. Any lighting should comply with current planning policy.
- If approved, the definition of 'temporary' should be defined and conditioned.

Finally, it was agreed to mention that the Council owns the Recreation Field and has not agreed any access onto the field with the applicant. There is no 'agreement in principal' to extending the Pavilion and, although there have been earlier conversations between the football club and the Council, no specific plans or proposals have been received.

8 Other Planning Issues

- **North Somerset Council Local Plan - 2036**
Cllr Taylor summarised the briefing meeting held by NSC on 6 July.

- **Appeals APP/D0121/C/17/3175079 and 3178502 against enforcement notices issued by NSC on The Bungalow Inn, Kingdown Road, Bristol, BS40 5TP**

The appeals were noted.

The Council discussed a potential breach of planning conditions relating to 14/P/1834/F (12 Ashford Road, Redhill BS40 5TJ). It was agreed to contact Enforcement.

Cllr Glynn reported that 16/P/2560/RG3 (the formation of a flood storage embankment at Rydings Farm, Silver Street, Wrington) would soon be approved by NSC followed by an update to residents.

The Meeting was closed at 7.05pm

Chairman