

**Minutes of a Meeting of the Planning Committee of
Wrighton Parish Council
held in the John Locke Room on Tuesday 10 October 2017**

Present: Mr B Taylor (Chair) Mr D Glynn
Mrs D Robertson Mrs G Bigg (from item 7)
Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Simpson, Yamanaka, Fowler, Lovell, 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 19 September were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was reported that 16/P/2982/O (Land to the South of Cadbury Garden Centre, Bristol Road, Congresbury, BS49 5AG) would be recommended for approval at the next meeting on 11 October.

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/1825/CUPA - Cow Shed, The Uplands, West Hay Road, Wrighton, BS40 5NP – approved
- 17/P/1901/F - 2 South Meadows, Wrighton, BS40 5PF – approved

It was also noted 17/P/1966/F (10 Old Station Close, Wrighton, BS40 5LY) and 17/P/2029/F (19 Brooklyn, Wrighton, BS40 5LJ) had both been approved, with the Decision Notices received after the meeting papers had been circulated.

7 Planning Applications

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

Cllr Bigg joined the meeting

Application 17/P/2257/F - The Bungalow Inn, New Road, Kingdown, Butcombe, BS40 8DP

The Council agreed to object to the proposed development:-

- The site is in Green Belt and is not a brownfield site as stated in the application form.
- Details of external lighting have not been provided and the Council is concerned about the development causing light pollution.
- Councillors question the information provided on sewerage disposal. The application suggests disposal will be via a mains sewer but this is not shown on the plans and the Council is not aware of a sewer in the area.
- Details of waste storage have not been provided.
- Current planning policy requires that a demand for tourist accommodation should be proved before development is permitted. This demand has not been substantiated.
- Councillors felt that 93 parking spaces for 36 bedrooms seemed excessive. Therefore, if approved, it should be conditioned that parking is strictly limited to the application site boundary (the area marked in red on the site location plan).
- The bat survey is out of date and was undertaken at the wrong time of year.
- A full landscaping plan should be submitted to NSC before approval is granted.
- Finally, Councillors are confused by section 2.3.11 of the Design & Access Statement which seems contradictory as to whether the proposal increases the bulk of the building or not.

Application 17/P/2263/PAI - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP

It was noted no details had been provided about what type of lighting will be used or the hours of operation. Councillors were concerned that relocating the fire station would lead to an increase in light pollution on the south side of the airport. It was agreed to quote figures from the CPRE which demonstrate the level of 'night blight' in this area which is environmentally sensitive, ecologically important and used by bats. Councillors felt that the height of the building seemed inappropriate in Green Belt and that there is an anomaly in that this type of application has no maximum height restriction.

Application 17/P/2276/PAI - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP

It was agreed there was no comment to make on this application.

Application 17/P/2307/WT - Lawders Orchard, Wrington

It was noted a previous application (15/P/2244/WT) had been approved two years ago and it appeared this application had been submitted to renew the expired approval. Councillors felt the tree has public amenity value. Furthermore, the tree is young and healthy and Councillors were concerned on-going pruning could be detrimental. Therefore it was agreed, as with the previous application, to request NSC issues a Tree Protection Order to protect the tree for the future.

Cllr Taylor drew Councillors attention to NSC's latest Weekly List of Registered Planning Applications and, in particular, 17/P/2360/PAI (Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP. As the deadline for comments is due before the next meeting (31 October) it was agreed Cllrs Taylor and Glynn would prepare a comment, to be circulated to Councillors, before submission.

8 Other Planning Issues

- **NSC - Site Allocations Plan Proposed Modifications**

It was agreed Cllr Glynn would prepare a response.

- **Appeals**

APP/D0121/W/16/3166147 (16/P1291/O - Land at Cox's Green, Wrighton)

This was noted. In light of this application and other possible housing developments in the parish Councillors discussed whether work should restart on the Neighbourhood Plan.

APP/D0121/C/ 16/3156081, 16/3156082, 16/3156085, 16/3156087, 3156090, 3156093 and 16/3164908 (Land at Gatcombe Farm, West Hay Road, Wrighton)

It was noted these appeals had been withdrawn. It was believed a planning application would be submitted in November, however, existing enforcement notices remain in effect.

Finally, it was agreed the next meeting (31 October) would begin at 7pm but future meetings would revert to 6pm if attendance did not improve.

The Meeting was closed at 8.15pm

Chairman