

**Minutes of a Meeting of the Planning Committee of  
Wrighton Parish Council  
held in the John Locke Room on Tuesday 23 April 2019**

**Present:** Mr B Taylor (Chair) Mrs J Rawlins  
Mrs D Robertson Mrs D Yamanaka  
Mr P Neve Ms J Bishop (Assistant Clerk)

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**1 Apologies for absence**

Apologies were received from Cllrs Lovell and Bigg.

**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 2 April were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

It was noted that there were no items of direct relevance to Wrighton discussed at the meeting on 10 April. The next meeting, scheduled for 8 May, had been postponed with the new date to be confirmed.

**6 Decision Notices issued by NSC**

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

- 18/P/5198/FUL – Units 1-4 Railway Wharf, Station Road, Wrighton, BS40 5LL – refused
- 19/P/0317/FUH - 11 The Cottages, Station Road, Wrighton, BS40 5LH – approved
- 19/P/0354/LDP - 15 Alburys, Wrighton, BS40 5NZ – withdrawn
- 19/P/0492/AIN - Bristol Airport, North Side Road, Felton, Wrighton, BS48 3DP – comments made

It was also noted 19/P/0501/FUL (Southcombe, High Street, Wrighton BS40 5QD) and 19/P/0647/TRCA (The Court House, The Triangle, Wrighton) had both been approved with the Decision Notices published after the meeting papers had been circulated. The Council had not been consulted on 19/P/0647/TRCA. NSC had apologised for this and explained it was due to an administrative error.

**7 Planning Applications**

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

**Application 19/P/0757/FUL - 1 Oatlands, Wrington Hill, Wrington, BS40 5PL**

It was noted the application followed recent enforcement action and that the site is in Green Belt, outside the settlement boundary. The Council agreed to object to the proposed development as it could have a negative impact on the openness of the Green Belt and, as a new build in Green Belt, it is contrary to current planning policy (particularly DM12).

**Application 19/P/0750/FUL - Rydings Farm, Silver Street, Wrington, BS40 5QN**

It was agreed there were no objections to the application.

**Application 19/P/0754/TRCA - 10 Yeomans Orchard, Wrington, BS40 5NT**

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

**Application 19/P/0778/FUL - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF**

After discussion it was agreed that the Council did not feel qualified to comment on the legal arguments relating to condition 5 of the previous application (17/P/5342/FUL). However, given the history of applications, enforcement proceedings and appeals relating to the site, as well as the history of nuisances caused to neighbours, the Council would not wish to see the timescale for returning the site to its legally permitted use extended. It was also agreed to comment on the name of the site used on the application and the fact that the Council has recently been contacted by a new owner who is not the applicant.

**Application 19/P/0863/FUH - 18 Yeomans Orchard, Wrington, BS40 5NT**

It was agreed there were no objections to the proposed development.

**Application 19/P/0869/FUH - Whispering Pines, Cooks Bridle Path, Backwell, BS48 3DJ**

It was noted that the property is in Green Belt and outside the settlement boundary. The Council discussed the history of previous developments at the property and the fact that the Design & Access Statement acknowledges that the extension, coupled with previous extensions undertaken since 26 July 1985 would exceed the footprint of the existing conservatory by more than the 50% guideline. Therefore, the Council felt the application was contrary to current planning policy and if approved, also could create an unwelcome precedent for development in Green Belt.

## **8 Other Planning Issues**

- **NSC Enforcement Report**

This was noted. Cllr Yamanaka pointed out that NSC had omitted 2014/0535 (airport parking/car storage at Ash Dale, Downside Road, Backwell) which had been included on Backwell's list rather than Wrington's. This case is historic but remains open.

- **Joint Spatial Plan – Technical Evidence work**

**Four additional documents submitted to the Inspectors (see email circulated 11 March 2019)**

This was noted and it was agreed no comment on the additional documents was necessary. However, a resident had contacted the Council about

whether the Council had asked to make representation at the Inspector's examination of the JSP in the autumn. It was agreed that the Council would register an initial interest in making a representation at the hearing, with the details to be discussed in future meetings.

- **Appeal (APP/DO121/W/19/3224779) against NSC's refusal of 18/P/4727/FUL (erection of a detached dwelling house on land to the west of Cooks Bridle Path, Backwell)**

This was noted.

- **Proposed Base Station upgrade at VF 38993 – Surf Telecoms Mast, adjacent WPD Helicopter unit, Bristol International Airport, Lulsgate, Bristol, BS48 3DY**

Cllr Taylor read out the comment that had been submitted. He explained this had been done due to the tight deadline. The Council approved the comment as submitted.

The Meeting was closed at 7.25pm

**Chairman**