

**Minutes of a Meeting of the Planning Committee of
Wrighton Parish Council
held in the John Locke Room on Tuesday 14 January 2020**

Present: Cllr B Taylor (Chair) Cllr D Yamanaka
Cllr J Steinbach Cllr G Bigg
Cllr L Samuel J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Ward, Neve 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 12 December were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

There were no matters of direct relevance to Wrighton discussed at the meeting on 18 December and the papers for meeting on 22 January were not yet available.

6 Decision Notices issued by NSC

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

- 19/P/1812/FUL - Worships Farm, Row Of Ashes Lane, Redhill, BS40 5TU
- approved
- 19/P/2710/TPO - Butts Orchard, Butts Batch, Wrighton, BS40 5LN
- approved
- 19/P/2800/TRCA - 6 Old Bell Court, Wrighton, BS40 5QH – approved
- 19/P/2812/CRA - Building and Land at 13 Ashford Road, Redhill, BS40 5TH
- refused
- 19/P/2936/NMA – Lowood, Ropers Lane, Wrighton, Bristol, BS40 5NF
- approved

It was also noted 19/P/2831/FUL (Winters Lane Barns, Winters Lane, Redhill) had been refused with the Decision Notice published after the meeting papers had been circulated.

7 Planning Applications

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

Application 19/P/3035/TRCA - The Old Rectory, Broad Street, Wrington, BS40 5LD

The Council agreed there were no objections to the proposed tree works.

Application 19/P/3047/LDP - Oatlands Lodge, Wrington Hill, Wrington, BS40 5PL

It was noted that the property is in Green Belt. As the proposals would not increase the existing building's footprint by more than 50% the application would appear to comply with current planning policy. Therefore, it was agreed, there were no objections to the conservatory and steps.

However, as the application form does not state what the workshop is to be used for Councillors were unclear what was being sought by a lawful development application. They also felt five parking spaces seemed excessive. Therefore, without further clarification, it was agreed to object to this part of the application.

Application 19/P/3105/FUL - Barley Wood Walled Garden, Long Lane, Wrington, BS40 5SA

The Council discussed that, as the proposed extension would increase the existing building's footprint by more than 50%, the application could be viewed as contrary to current planning policy. However, the Council felt that the extension had been designed to be in keeping with the existing building and, as the building is quite small, the extension will also be small. Furthermore, although situated in Green Belt, due to its position in the site, it would have very little impact on the openness of the Green Belt. Therefore, it was agreed not to object to the application as long as this did not set a precedent for any future proposals.

Application 19/P/3121/AIN - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP

Councillors discussed that the proposal was a consultation which fell within the airport's permitted development rights. However, as it is proposed to install additional lighting in a known bat foraging area, it was agreed to request that lighting is kept to a minimum.

Application 19/P/3122/FUH - 8 Bakers Buildings, Station Road, Wrington, BS40 5LQ

It was noted that the property is in the Conservation Area and also subject to an Article 4 Direction. However, as the application is to amend plans already approved by a previous application (17/P/1388/F), it was agreed there were no objections.

8 Other Planning Issues

Cllr Steinbach explained he was meeting with Liam Fox MP on 17 January and asked if Councillors had any points they wanted to raise. He also requested that any comments on the draft response to NSC's Draft Corporate Plan consultation should be sent to Cllr Taylor as soon as possible so the response could be submitted.

- **Email from NSC re 19/P/2934/OUT (The Beeches, Station Road, Langford - Outline planning permission for the erection of 2no. dwellings with all matters reserved for subsequent approval).**
It was noted this is in Churchill & Langford parish and it was felt no comment was necessary.
- **Dates of future meetings**
It was agreed, as the this and last meeting had been rescheduled due to the festive period, to move all future meetings on one week. The Assistant Clerk would circulate a new meeting dates schedule.
- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements:
19/P/3051/DCM, 19/P/3052/DCM, 19/P/3053/DCM, 19/P/3055/DCM,
19/P/3083/DCM, 19/P/3101/DCM and 19/P/3129/DCM**
These were noted

The Meeting was closed at 7.25pm

Chairman