

**Minutes of a Meeting of the Planning Committee of
Wrighton Parish Council
held in the John Locke Room at 7.30pm on Tuesday 2 November 2021**

Present: Cllr B Taylor (Chair) Cllr J Steinbach
Cllr M Abdul-Wahab Cllr D Yamanaka
Cllr P Neve J Bishop (Assistant Clerk)

In Attendance: The applicants for application 21/P/2784/FUH

1 Apologies for absence

Apologies for absence were received from Cllrs Samuel, Bigg, Ward and Lovell.

2 Declarations of Interest

Cllr Yamanaka declared a personal interest in application 21/P/2806/FUH (18 School Road, Wrighton, North Somerset, BS40 5PE) as she lives opposite the property. Cllr Abdul-Wahab declared a personal interest in application 21/P/2845/FUH (19 Butts Batch, Wrighton, North Somerset, BS40 5LN) as she lives near to the property.

3 Public Participation

The applicants for 21/P/2784/FUH (Rose Cottage, Silver Street, Wrighton, North Somerset, BS40 5QE) attended to hear the Council's discussions on this application. They outlined the details of their proposals, particularly in relation to the rear extension and whether there would be any impact on light reaching the rear window of the John Locke House. The applicants presented a letter from E & S Bristol Ltd stating there would be little to no impact and that the design complied with current planning policy. Cllr Taylor recommended the letter should be submitted to NSC.

4 Minutes of the previous meeting

The Minutes of the meeting held on 12 October 2021 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 the parish discussed at the meeting on 13 October. The papers for the next meeting on 17 November are not yet available on NSC's website.

6 Decision Notices issued by NSC

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

- 21/P/2420/FUH - 4A Redcroft Redhill North Somerset BS40 5SL - approved

7 Planning Applications

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

- **21/P/2784/FUH - Rose Cottage, Silver Street, Wrington, North Somerset, BS40 5QE**
After noting the property sits in the Conservation Area and is subject to an article 4 Direction, Councillors discussed the possible loss of light to the John Locke House rear window. It was agreed there were no objections in principle to the works proposed subject to NSC agreeing with the findings presented in the letter from E & S Bristol Ltd. It was also agreed to mention that the Council owns the John Locke House.

The applicants left the meeting

- **21/P/2403/FUL - Land East Of Vosper Lodge, Red Hill, Redhill, Wrington**
It was agreed there were no objections to the works proposed.
- **21/P/2769/ADV - Golden Lion, Broad Street, Wrington, North Somerset, BS40 5LA**
It was agreed the Council had no objections to the works proposed.
- **21/P/2806/FUH - 18 School Road, Wrington, North Somerset, BS40 5PE**
It was agreed Councillors had no objections to this application.
- **21/P/2845/FUH - 19 Butts Batch, Wrington, North Somerset, BS40 5LN**
It was agreed there were no objections to the works proposed.
- **21/P/2852/LDE - Fountain Timber, Brockley Combe Road, Backwell, North Somerset, BS48 3DF**
After discussing the history of the site, Councillors agreed they had no evidence to offer regarding this application.
- **21/P/2867/AOC - Holiday Inn, Red Hill, Redhill, Bristol, BS40 5RB**
Again, Councillors felt they had no evidence relating to whether the work had been carried out or not and, therefore, had no objections to the application subject to the report's accuracy being established by NSC.
- **21/P/2872/NMA - The Watch House, High Street, Wrington, Bristol, BS40 5QA**
It was agreed there were no objections to the works proposed.
- **21/P/2902/FUH - Court Cottage, Ladywell, Wrington, North Somerset, BS40 5LT**
It was noted that the property is in the Conservation Area and is subject to an Article 4 Direction. However, Councillors agreed there were no objections to the works proposed as they were to the rear of the property and were not material in nature.
- **21/P/2912/TPO - 15 Lawrence Road, Wrington, North Somerset, BS40 5QF**
Although indicated on the application form as having been submitted with the application, no arboricultural report is available on NSC website. Therefore, Councillors felt they had insufficient evidence to make a decision on whether the works were justified or not and would leave this decision to the Tree

Officer. However, if approved, the Council would like to see it conditioned that a replacement tree is planted.

- **21/P/2917/TRCA – Piltdown, Church Walk, Wrington, North Somerset, BS40 5QQ**

It was agreed the Council had no objections to this application.

- **21/P/1733/FUH - The Old Station Cottage, 11 Old Station Close, Wrington, North Somerset, BS40 5LY**

The Council had previously commented on this application but revised plans had been submitted to NSC. Although welcoming the removal of the proposed first floor extension, Councillors felt there were still several discrepancies in the application. Councillors were also still of the opinion that cars entering/leaving the garage would have to cross the 'layby' (specified for use by residents and visitors of Old Station Close under 12/P/1303/F). Therefore, it was agreed to maintain the Council's objection to this application.

- **21/P/2346/FUH - Hove Cottage, High Street, Wrington, North Somerset, BS40 5QA**

Again, the Council had previously commented on this application but a revised site location plan had been submitted by the applicant. It was agreed there was no further comment to make.

8 Other Planning Issues

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements 21/ P/2878/DCM, 21/P/2959/DCM and 21/P/2960/DCM**

These were noted

Cllr Taylor introduced an article recently published in the Mendip Times by Jan Murray, from Churchill Parish Council and Churchill & Langford Residents Action Group, on planning in the countryside. The Council agreed Cllr Taylor should write a letter of thanks to Jan Murray.

The Meeting was closed at 8.25pm

Chairman

**Comments on Planning Applications and Consultations considered at a
Planning Committee Meeting on 2 November 2021**

**Application 21/P/2784/FUH - Rose Cottage, Silver Street, Wrington,
North Somerset, BS40 5QE**

The Council has no objections to the works proposed in principle, subject to the calculations shown in the further drawing and letter (undated) from E & S Bristol Limited relating to the potential to impact on any of loss of light to the windows in the John Locke House adjacent to the proposed extension, being accurate. The calculation appears to have been made pursuant to Section 2.5.5. of BRE209 – Site Planning for Daylight and Sunlight: A Guide to Good Practice.

The Parish Council is the owner of the John Locke House.

**Application 21/P/2403/FUL - Land East Of Vosper Lodge, Red Hill, Redhill,
Wrington**

The Council has no objections to the works proposed.

**Application 21/P/2769/ADV - Golden Lion, Broad Street, Wrington, North
Somerset, BS40 5LA**

The Council has no objections to the works proposed.

**Application 21/P/2806/FUH - 18 School Road, Wrington, North Somerset,
BS40 5PE**

The Council has no objections to the works proposed.

**Application 21/P/2845/FUH - 19 Butts Batch, Wrington, North Somerset,
BS40 5LN**

The Council has no objections to the works proposed.

**Application 21/P/2852/LDE - Fountain Timber, Brockley Combe Road,
Backwell, North Somerset, BS48 3DF**

The Council has no evidence to offer regarding this Application.

Application 21/P/2867/AOC - Holiday Inn, Red Hill, Redhill, Bristol, BS40 5RB

The Council has no objections on the basis that the Report is accurate and meets the conditions laid down in the earlier planning application 06/P/2020/F.

**Application 21/P/2872/NMA - The Watch House, High Street, Wrington, Bristol,
BS40 5QA**

The Council has no objections to the addition of 2 x velux style rooflights to the rear of the property as proposed.

**Application 21/P/2902/FUH - Court Cottage, Ladywell, Wrington, North
Somerset, BS40 5LT**

The property is within the Wrington Conservation Area and is also subject to an Article 4 Direction relating to fenestrations. However, as the works proposed are to the rear of the property and will effect no material alteration to the existing, this Council offers no objections to the works.

Application 21/P/2912/TPO - 15 Lawrence Road, Wrington, North Somerset, BS40 5QF

Although the applicant claims the tree is in decline and branches are falling, there is no arboricultural report available on file to justify the action proposed. Section 4 of the Application Form states that such report has been submitted, but it does not appear on North Somerset Council's web page to enable this Council to consider its content.

The Council must therefore leave the decision whether or not to approve this Application in the hands of the Tree Officer, but in the event the Application is approved, then this Council would wish to see any such approval conditioned that a replacement tree of an appropriate species is planted in lieu of that felled.

Application 21/P/2917/TRCA – Piltdown, Church Walk, Wrington, North Somerset, BS40 5QQ

The Council has no objections to the works proposed.

Application 21/P/1733/FUH - The Old Station Cottage, 11 Old Station Close, Wrington, North Somerset, BS40 5LY

This Council has re-visited this Application in the light of revised plans and proposals (revised 9 Sept 2021) being submitted by the Applicant.

The revised plans now propose no extension to the first floor on the property's eastern side. There is now also a proposal to accommodate two vehicles parked within an extended garage alongside the eastern ground floor and the removal of the so-called 'lobby/store' area with the latter space now to be incorporated within the garage itself. This proposal may now be able to meet the space parameters required to accommodate two vehicles within the body of the garage itself.

However, notwithstanding this extra space, there remains that cars entering and leaving the garage area would, of necessity, be required to cross that area already set aside and acknowledged when considering and approving Planning Application 12/P/1303/F as allocated to visitors to residents of Old Station Close, in order to gain access or egress to/from the proposed garage. This situation could result in conflict between the occupants of the property and residents of Old Station Close which would be undesirable.

The loss of the proposed extension to the first floor is welcomed by this Council, but there remain several discrepancies between the plans submitted and now revised, all of which were highlighted in this council's response dated 28 July 2021 to the original submission.

This Council therefore retains its objections as previously made and agrees to lodge objection to the revised proposals for erection of a single storey garage extension for the reasons set out above.

Application 21/P/2346/FUH - Hove Cottage, High Street, Wrington, North Somerset, BS40 5QA

The Council has noted the revised Site Location Plan submitted by the Applicant following comments made earlier by this Council and offers no further comment.