

**Minutes of a Meeting of the Planning Committee of  
Wrighton Parish Council  
held in the John Locke Room at 7.30pm on Tuesday 22 February 2022**

<b>Present:</b>	Cllr B Taylor (Chair)	Cllr D Yamanaka
	Cllr G Bigg	Cllr J Steinbach
	Cllr P Neve	J Bishop (Assistant Clerk)

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**1 Apologies for absence**

Apologies for absence were received from Cllrs Ward, Abdul-Wahab, Samuel and Treweek.

**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 Planning Committee meeting held on 1 February 2022 and notes from the Planning Working Group meeting also held on 1 February 2022. Also, to note that the comments from that working group meeting were ratified at the Parish Council meeting held on 16 February 2022.**

The Minutes of the Planning Committee meeting held on 1 February were reviewed and adopted as a true record after the date on the header had been corrected. The other items were noted.

**5 NSC Planning and Regulatory Committee**

There had been no items of direct relevance to the parish on the agenda for the meeting held on 16 February, apart from the noting of the Planning Inspectorate's upholding of Bristol Airport's appeal against NSC refusal of 18/P/5118/OUT. The papers for the next meeting on 21 March 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/3292/TPO - 8 Bakers Buildings, Station Road, Wrighton, North Somerset, BS40 5LQ – refused but lesser proposal approved
- 21/P/3515/FUH - Briar Cottage, School Road, Wrighton, North Somerset, BS40 5NB – approved
- 22/P/0017/TRCA - 33 Garstons Close, Wrighton, North Somerset, BS40 5QT - approved

**7 Planning Applications**

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

- **21/P/2346/FUH - Hove Cottage, High Street, Wrighton, BS40 5QA**  
The Council reviewed the amended plans submitted by the applicant to NSC and noted the property is in the Conservation Area and subject to an Article 4 Direction. Councillors agreed to object to the application as they felt it was over development of the site:
  - Increasing the roof height by abutting the neighbour's wall and chimney (without the neighbour's permission) was inappropriate.
  - The bedroom extension will intrude on the walkway to the rear of this and the neighbouring property which will impact on the visual amenity value of the walkway.
  - The garden room may have a negative impact on neighbouring properties.
  - Neighbouring properties may lose privacy due to overlooking which is contrary to current planning policy.
  - The roof lights in the porch may contravene the property's Article 4 Direction status.

Councillors were also confused about the parking spaces (referred to in the previous application) as, after being used to store construction debris, it now appeared this area would be returned to grass with no allocated parking. It was also agreed that construction vehicle movements should be conditioned as to timing etc.

- **22/P/0138/TPO - 35 Garstons Close, Wrighton, North Somerset, BS40 5QT**  
It was noted no arboricultural report had been submitted to justify the necessity of the work. However, it was agreed there were no objections to the felling of the tree but the Council would like to see a replacement tree conditioned.
- **22/P/0196/TRCA - 35 Garstons Close, Wrighton, North Somerset, BS40 5QT**  
Again, it was noted that no arboricultural report had been submitted to justify the necessity of the work and no replacement tree was proposed. Councillors agreed to leave the decision on the level of work required to the Case Officer and, if felled, whether a replacement tree should be conditioned.
- **22/P/0141/FUL - Sutton Farm, Sutton Lane, Redhill, North Somerset, BS40 7XQ**  
It was noted that the site is in Green Belt and follows on from a previous application (21/P/0084/CQA). Although the footprint of the building will remain as previously approved, the Council felt that the increase in height and bulk sought by the new application would have a negative impact on the openness of the Green Belt. It was, therefore, agreed to object to the application. However, if approved, the Council would like to see it conditioned that off-site airport parking is prohibited and the building cannot be used for permanent residential use (without further planning permission)

- **22/P/0152/FUL - Land South of Lawrence Road, adjacent to the Memorial Hall, Wroughton, BS40 5QF**

Councillors discussed this and the previous application for development of this site. It was agreed not to object to the new application as the proposals are a substantial improvement on the previous application. However, the Council would like to make the following comments:

- The Environmental Impact Assessment and the advice from Natural England regarding bats must be strictly adhered to.
- The levels of lighting on site should not exceed 0.5lux to protect bats. There should be no outside lighting allowed on the houses.
- All street lighting should be white in colour and be directed downwards to minimise light spillage. Timers should be installed to switch the lights off overnight, as in other parts of the village.
- Electrical vehicle charging points should be conditioned.
- It would appear Plot 1 faces directly onto the pavement. This might be too intrusive in the street scene and consideration should be given to moving the building back slightly.

- **22/P/0199/FUH - Tanglewood, West Hay Road, Wroughton, North Somerset, BS40 5NR**

It was agreed there were no objections to the works proposed. However, as the site is in Zone A of the North Somerset and Mendip Bats SAC, Councillors wondered whether a bat survey should be undertaken but are happy to leave the levels of lighting to be permitted to the Case Officer. Also, the use of the building should be conditioned for the uses set out in the application to prevent use such as a holiday let etc.

## **8 Other Planning Issues**

Cllr Taylor reminded Councillors of the recently circulated email from NSC inviting them to attend a briefing on the upcoming Preferred Options Local Plan consultation. He said he would like to attend the session and asked if anyone else was interested and, if so, let the Assistant Clerk know.

Cllr Taylor asked the meeting to consider the start time of future meetings. Starting at 7.30pm had been trialled since the beginning of November last year but did not appear to have made any difference to attendance levels. It was agreed to revert to the previous start time of 6.30pm until the Annual Meeting in May.

The Meeting was closed at 8.30pm

**Chairman**