

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 5 April 2022**

Present: Cllr B Taylor (Chair) Cllr H Ward (to item 7)
Cllr J Steinbach Cllr Yamanaka
Cllr G Bigg Cllr M Abdul-Wahab
J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies for absence were received from Cllrs Neve.

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 and matters arising

The Minutes of the meeting held on 15 March 2022 were reviewed and adopted as a true record. There were no matters arising.

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 21 March and the papers for the next meeting, 13 April, 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:-

- 22/P/0519/AOC and 22/P/0547/AOC - The Old Rectory, Broad Street, Wrington, North Somerset, BS40 5LD - Withdrawn by NSC as an invalid application type
- 21/P/2784/FUH - Rose Cottage, Silver Street, Wrington, North Somerset, BS40 5QE – approved
- 21/P/2852/LDE - Fountain Timber, Brockley Combe Road, Backwell, North Somerset, BS48 3DF – approved
- 22/P/0091/FUH - Combe House, Winters Lane, Redhill, North Somerset, BS40 5SH – approved
- 22/P/0138/TPO - 35 Garstons Close, Wrington, North Somerset, BS40 5QT - refused

It was also noted that 22/P/0538/TRCA (Applegarth, High Street, Wrington, North Somerset BS40 5QD) had been approved, with this established after the meeting papers had been circulated.

7 Planning Applications

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

22/P/0336/FUH - The Old Library, High Street, Wrighton, North Somerset, BS40 5QA

It was noted that this application was similar to a previous one (11/P/2116/F). It was agreed that, although there were no objections in principle to the application, the Council would like to suggest that obscured glazing should be used in the new part of the dormer to prevent overlooking the neighbour's garden.

22/P/0426/FUL - Paradise Barns, Nates Lane, Wrighton, North Somerset, BS40 5RS

Councillors agreed there were no objections to the proposed development. However, they were unaware of any planning application to change the use of the site from café to veterinary practice and thought this change of use should be formalised with the submission of a planning application.

22/P/0577/AOC - Hillcroft Accommodation, 13 Ashford Road, Redhill, North Somerset

Councillors did not feel sufficiently qualified to comment on the plans proposed. However, they felt the lighting on the site should be minimised as the site is within Horseshoe Bat Zone B. Furthermore, the impact from noise from the increase in flights at Bristol Airport should be taken into account.

22/P/0582/TRCA - 2 The Glebe, Wrighton, North Somerset, BS40 5LX

It was agreed to object to the works proposed. The trees have public amenity value (T3 perhaps less than T1 and T2) and are not diseased or posing a safety risk. It was felt the proposed work seemed excessive and could be detrimental to the health of the trees. The Council would like to see the tree's amenity value protected but would be guided by the Tree Officer as to what would be appropriate.

Cllr Ward left the meeting

22/P/0632/FUH - Willows, Church Walk, Wrighton, North Somerset, BS40 5QQ

It was noted that the site is in the Conservation Area, adjacent to a Listed Building and is also subject to an Article 4 Direction. The Council agreed to object to the proposed development as it felt the proposals are contrary to current planning policy -

- The proposed development will affect the setting of the listed building.
- The modern design is completely out of character and will not enhance the Conservation Area.
- It will be in conflict with the Article 4 direction which covers neighbouring properties.
- The height of the roof will not be subservient to the listed building and its footprint will stretch beyond the width of the listed building and the workshop it is to replace.

- Finally, there is no evidence of the appropriate number of car parking spaces, cycle storage or refuse collections areas to meet current planning policy.

22/P/0676/TDC - The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP

Councillors felt that the application was inadequate to satisfy the conditions required for the commencement of development at the site –

- The design of the houses is inappropriate in this rural, Green Belt, setting.
- Although appearing to fit within the footprint of the existing building, the houses seem to be too close to each other to avoid overlooking.
- Any hard-standing areas should comply with current SuDS techniques to manage water run-off.
- The green area to the north of the site could be better designed for the amenity enjoyment of residents. Also, more planting of native species could be undertaken.
- The Ecological Assessment Report is only a preliminary report and a more detailed report should be undertaken. Councillors questioned the details of the lighting scheme and also how the biodiversity net gain figure had been calculated.
- No Construction Management Plan or Demolition Management Plan have been submitted.
- It was noted that an access is to be left open to the field to the east of the site. The Council is aware that this area has been used in the past for off-site airport parking and has been the subject of Enforcement proceedings. The Council would not like to see any continuation of this or the use of the housing in relation to this activity.

22/P/0693/FUH – Birches, Silver Street, Wrington, North Somerset, BS40 5QN

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

22/P/0716/LDP - Mill Farm Cottage, Mill Lane, Wrington, North Somerset, BS40 5RA

The Council agreed the application appeared to comply with current legislation relating to lawful development and, therefore, there were no objections.

8 Other Planning Issues

- **North Somerset Council consultation - Preferred Options Local Plan, runs from 14 March to 29 April**
Cllr Taylor had previously circulated a draft response and he reminded Councillors that any comments should be returned to him as soon as possible.
- **Update on appeal APP/D0121/W/22/3292065 (appeal against NSC's refusal of 20/P/2990/OUT - outline planning application for the erection of up to 61 dwellings at Butts Batch)**
Cllr Taylor told the meeting that District Cllr Hogg would be speaking at the Inquiry and, it was understood, Keep Wrington as Wrington had asked for Rule 6 status. It was also noted that Strongvox Homes had appealed

against NSC's failure to reach a decision on 21/P/2120/FUL (Land Adjacent to Westward Close, Wrington).

Cllr Taylor drew the meeting's attention to 22/P/0564/OUT (an outline planning application for the development of up to 83 dwellings at land south of Bristol Road and north of Bath Road, Churchill). He proposed that this development is contrary to current planning policy and that the Council should support Churchill Parish Council's objections to the development. The meeting agreed Cllr Taylor should draft a comment for circulation (with a deadline for comments from Councillors of 12 April).

Finally, Cllr Taylor explained he would not be able to attend the next meeting and Cllr Yamanaka agreed to Chair in his absence.

The Meeting was closed at 7.45pm

Chairman