

**Minutes of a Meeting of the Planning Committee of
Wrighton Parish Council
held in the John Locke Room at 6.30pm on Tuesday 27 September 2022**

Present:	Cllr B Taylor (Chair) Cllr J Steinbach J Bishop (Assistant Clerk)	Cllr G Bigg Cllr L Vaughn
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1 Apologies for absence

Apologies for absence were received from Cllrs Yamanaka, Abdul-Wahab and Neve.

2 Declarations of Interest

Cllr Vaughn declared a personal interest in relation to 22/P/1887/FUH (Applegarth, High Street, Wrighton, North Somerset, BS40 5QD) as he is a friend of the applicants.

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 30 August 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 September. Application 21/P/2123/OUT (25 dwellings on land at Dinghurst Road, Churchill) had been approved but was heavily conditioned.

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/2216/TRCA - Church Lodge, Station Road, Wrighton, North Somerset, BS40 5LG – approved
- 20/P/2990/OUT - Land Off Butts Batch, Wrighton – refused by the Planning Inspector
- 21/P/2120/FUL - Land Adjacent To Westward Close, Wrighton – approved by the Planning Inspector
- 22/P/0152/FUL - Land South of Lawrence Road, Adjacent to Memorial Hall, Wrighton, BS40 5QF – approved
- 22/P/1247/FUH – Meadfoot, Silver Street, Wrighton, North Somerset, BS40 5QN - approved
- 22/P/2013/AIN - Bristol Airport, North Side Road, Felton, Wrighton, BS48 3DY - approved

It was also noted that 21/P/2239/FUH (Mill Cottage, Mill Lane, Wrington, BS40 5RA) 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/1887/FUH – Applegarth, High Street, Wrington, North Somerset, BS40 5QD

It was noted that the property is Grade II listed and in the Conservation Area but not subject to an Article 4 Direction. The Council was concerned that a Listed Building Consent application did not appear to have been submitted. Therefore, it was agreed to object to the application because there was uncertainty as to whether the works proposed would affect the Grade II listed status.

22/P/2147/TRCA - Lawders Orchard, Wrington, North Somerset

Councillors discussed the history of applications relating to the tree (15/P/2245/WT and 17/P/2307/WT). It was agreed to repeat the comment made previously that the tree is a focal point within the development, has high amenity value and Councillors would wish to be assured that the works proposed will not have an adverse effect on it or its amenity value. The Council would also like NSC to consider imposing a TPO to protect the tree for the future.

22/P/2075/TRCA - Crab Apple Cottage, Broad Street, Wrington, North Somerset, BS40 5LA

Councillors discussed an earlier application (15/P/2345/TRCA) for a crown reduction (to which the Council did not object although they felt the work appeared to be a bit excessive). It was agreed, given the tree's location in a relatively small garden, that there were no objections to the proposed works but the Council would hope the tree was pruned at the correct time (immediately after flowering in April/May).

22/P/2186/NMA - 19 Butts Batch, Wrington, North Somerset, BS40 5LN

It was agreed the Council had no objections to the revised plans submitted.

22/P/2187/NMA - Butts Orchard, Butts Batch, Wrington, North Somerset, BS40 5LN

The Council discussed the recent history of Enforcement complaints it was believed had been made following the approval of 20/P/1216/FUH. After considering the details of 20/P/1216/FUH, Councillors found it hard to understand how the building had been built to exceed the dimensions on the plans and wondered whether this was a deliberate flouting of the approved conditions. Councillors also could not ascertain whether the height of the building was as per the original plans. Therefore, it was agreed to object to the application as the property is a Grade II Listed building and the Council would want the original application and its associated conditions strictly adhered to.

22/P/2235/AOC - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, North Somerset, BS40 5GF

Councillors did not feel qualified to comment on the technical nature of Condition 26 but wanted to comment that the ditches, described in Clarkebond's report, do

not appear to have been well-maintained. Furthermore, there is a history of flooding across West Hay Road (from the high ground to the North and from the site) and the Council would wish to be assured that none of the historical flooding will be exacerbated by the proposals put forward. Furthermore, if at all possible, the proposals should improve the situation.

8 Other Planning Issues

- **New Government guidance on how to take account of and address the risks associated with flooding and coastal change in the planning process**

This was noted.

Cllr Taylor drew the meeting's attention to a letter from Nailsea Town Council asking the Council to join them in lobbying NSC to bring in higher standards relating to the future proofing against climate change for new housing developments. It was agreed that this should be discussed at the next full Council meeting (this would be on 19 October as the agenda for the meeting on 28 September had already been circulated).

The meeting also discussed Wrington Football Club's application to extend the Pavilion on the Recreation Field. It was noted that this would be discussed at the full Council meeting on 28 September.

The Meeting was closed at 7.15pm

Chairman