

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 1 November 2022**

Present:	Cllr B Taylor (Chair)	Cllr G Bigg
	Cllr D Yamanaka (to item 7)	Cllr J Steinbach
	Cllr L Vaughn	Cllr H Ward
	Cllr M Abdul-Wahab (from item 4)	J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies for absence were received from Cllr Neve.

2 Declarations of Interest

Cllr Yamanaka declared a personal interest in relation to application 22/P/1614/FUH (15 School Road, Wrington, BS40 5PE) as the property is opposite her house.

3 Public Participation

There were no members of the public present.

Cllr Abdul-Wahab joined the meeting

4 Minutes of the previous meeting and matters arising

The Minutes of the meeting held on 11 October 2022 were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

There were no items of direct relevance to the parish on the agenda for the meeting held on 12 October. However, it was noted that 22/P/0227/OUT (49 dwellings on land at Greenhill Lane and Greenhill Road, Sandford) had been refused. However, as this was contrary to the Case Officer's recommendation the decision would have to be ratified at a future meeting.

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/0676/TDC – The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP – approved
- 22/P/0841/CQA - Rural Building on Track off Wrington Hill, Wrington – withdrawn
- 22/P/1256/RM - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF - approved

It was also noted that 22/P/1728/AOC (Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF) had been partially approved (conditions 5 and 9 had been discharged but condition 19 was still to be discharged). This was 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/1614/FUH - 15 School Road, Wrington, BS40 5PE

It was noted the property is in the settlement boundary and the Conservation Area. Councillors felt the development would not have any negative impact on neighbours and complied with current planning policy. However, given the site's proximity to the primary school, Councillors did have concerns about road safety due to construction traffic. It was agreed there were no objections in principle to the application, but it should be conditioned that all construction traffic must access the site from the rear, via Lawrence Road. Furthermore, as the site is in Zone B of the North Somerset & Mendip Bats SAC the recommendations mentioned in the bat survey should also be conditioned.

22/P/2212/AOC - Gatcombe Farm, West Hay Road, Wrington, BS40 5GF

The Council agreed there were no objections to this application.

22/P/2316/FUH - 16 The Cottages, Station Road, Wrington, North Somerset, BS40 5LH

It was noted the property is in the settlement boundary, Conservation Area, subject to an Article 4 Direction and is also in Zone B of the North Somerset and Mendip Bats SAC.

The Council were concerned that the roof lights could have an adverse impact on bats. However, it was felt the new windows on the side elevation would have minimal impact on the Conservation Area. Councillors were also concerned about the removal (and partial replacement with a window) of the front door onto Station Road. It was felt this would not be in keeping with the current street scene and, due to the stone construction of the front façade, its removal would be difficult to disguise. Indeed to comply with the current vernacular the door should remain (even if no longer in use) and the existing window should be a sash window similar to neighbouring properties.

Therefore, Councillors agreed to object to the application as the proposal contravenes the Article 4 status and would have a negative impact on the street scene in the Conservation Area.

[Post meeting note – the 'Bat Statement' on NSC's website was unreadable. NSC were contacted about this and it was rectified.]

Cllr Yamanaka left the meeting

22/P/2353/FUH – Willows, Church Walk, Wrington, North Somerset, BS40 5QQ

It was noted the property is in the Conservation Area, adjacent to a Listed Building and is also subject to an Article 4 Direction. Councillors discussed their objection to a previous application (22/P/0632/FUH). It was felt the current application contained only minor amendments which failed to overcome the objections previously raised by the Council. Therefore, it was agreed to object to the new application:

- The plans clearly indicate a 2 storey build rather than a 1.5 storey build as stated.
- The new application is still contrary to current planning policy, particularly policies DM3 and DM4 and is also in conflict with the Article 4 status (which covers this and neighbouring properties).
- Although the new application proposes a slight reduction in ridge height and width of the upper storey, this will not 'give the impression of being detached and subordinate' to the neighbouring Listed Building as is claimed. Therefore, 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.
- Finally, there is still no evidence of the appropriate number of car parking spaces, cycle storage or refuse collections areas to meet current planning policy.

It was also agreed that, if the application is approved, it should be condition that:

- The 'annexe' cannot be sold separately from The Willows in the future.
- It can only be occupied by relatives/friends and cannot be rented out to a third party.

22/P/2383/FUH - 16 The Glebe, Wrington, North Somerset, BS40 5LX

It was noted the property is in the settlement boundary and Conservation Area. The Council agreed there were no objections to the application as it will have no negative impact on neighbouring properties or on the Conservation Area.

22/P/2417/TRCA - The Lodge, School Road, Wrington, BS40 5NA

Cllr Taylor introduced this application for the pruning of 2 Holm Oaks. He explained it was included on this week's list of registered applications and the deadline for submitting comments to NSC was before the next Planning Committee meeting. Although not on the agenda, Councillors agreed to discuss the application as an extraordinary item and as a matter of urgency. Councillors agreed there were no objections to the works proposed.

8 Other Planning Issues

- **Consultation request regarding Hinkley Point B EIADR Scoping Report submitted to the Office for Nuclear Regulation by EDFE for the decommissioning of Hinkley Point B**
This was noted.

The Meeting was closed at 7.25pm

Chairman