

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room at 6.30pm on Tuesday 22 November 2022**

<b>Present:</b>	Cllr B Taylor (Chair)	Cllr J Steinbach
	Cllr M Abdul-Wahab	Cllr G Bigg
	Cllr D Yamanaka	Cllr L Vaughn
	J Bishop (Assistant Clerk)	

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**1 Apologies for absence**

Apologies for absence were received from Cllr Ward.

**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 1 November 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 16 November. However, it was noted that 22/P/0227/OUT (49 dwellings on land at Greenhill Lane and Greenhill Road, Sandford) had now been approved, subject to conditions. Also, a public inquiry into NSC's refusal of 20/P/1438/FUL (Park & Ride site at Heathfield Park, Bristol Road, Hewish) will start on 30 November.

**6 Decision Notices issued by NSC**

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

- The Old Manor House, High Street, Wrington, North Somerset, BS40 5QA - approved under a 5 Day Notice
- 22/P/2031/AOC - B4, Gatcombe Farm Industrial Estate, West Hay Road, Wrington, North Somerset – approved
- 22/P/2190/FUL - Woodlands, Wrington Hill, Wrington, BS40 5PL – approved
- 22/P/2193/FUL – Pavilion, Silver Street, Wrington, North Somerset - approved
- 22/P/2212/AOC - Gatcombe Farm, West Hay Road, Wrington, BS40 5GF – partially approved

It was also noted that 22/P/2187/NMA (Butts Orchard, Butts Batch, Wrington, BS40 5LN) and 22/P/2417/TRCA (The Lodge, School Road, Wrington, BS40 5NA) had both 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/2602/FUH - 4 Hailstone Cottages, Red Hill, Redhill, BS40 5TL**

It was noted that the property is outside the Settlement Boundary and is in the Green Belt. It is also in Zone C of the North Somerset and Mendip Bats SAC and is close to High Wood (a Site of Nature Conservation Interest) and a Natural England ancient woodland. Councillors also noted the objection from a neighbour on NSC's website.

Councillors discussed the history of applications relating to the site. A previous application (07/P/0383/F) was refused by NSC because it contravened planning guidelines by increasing the gross floor area of the original building by more than 50%. A subsequent application (07/P/1010/F) for a lesser scheme of work was approved. The current application seeks retrospective approval of a single storey rear extension and also conversion of an 'outbuilding'. Councillors questioned when this outbuilding was built as it was not shown on either of the 2007 applications.

It was agreed to object to the application because the single storey rear extension when combined with the extension permitted under 07/P/1010/F will increase the gross floor area of the original building by more than 50% and is, therefore, contrary to planning guidelines as per NSC's Development Management Policy DM12. Although retrospective, the building's expansion will have a negative impact on the openness of the Green Belt and also on immediate neighbours.

### **22/P/2613/TPO - 14 The Cottages, Station Road, Wrington, North Somerset, BS40 5LH**

It was noted that the tree is in the Conservation Area. According to NSC's Planning map, the tree does not appear to have a TPO on it. Therefore, this should be a 'TRCA' application instead of a 'TPO' application. However, the Council could see no reason to object to the proposed work and would be guided by the Tree Officer as to whether the proposal was appropriate or not.

## 8 Other Planning Issues

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge 22/P/2640/DCM (10 - Replacement Planting for Stage 7.3)**  
This was noted.

The Meeting was closed at 7.00pm

**Chairman**