

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 13 December 2022**

Present:	Cllr B Taylor (Chair)	Cllr J Steinbach
	Cllr D Yamanaka	Cllr M Abdul-Wahab
	Cllr L Vaughn	J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies for absence were received from Cllr Bigg.

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 22 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 to be held on 14 December apart from an update to the Local Enforcement Plan. The Local Enforcement Plan sets out how NSC monitors the implementation of planning permissions and investigates/takes action on alleged breaches. The periodic updating of the plan is required by the National Planning Policy Framework.

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/1498/FUH - 38 Garstons Close, Wrington, North Somerset, BS40 5QT – approved
- 22/P/2316/FUH - 16 The Cottages, Station Road, Wrington, North Somerset, BS40 5LH approved
- 22/P/2326/FUH - Highwood House Winters Lane, Redhill, Wrington, BS40 5SH - approved

It was also noted that 22/P/2353/FUH (Willows, Church Walk, Wrington, North Somerset, BS40 5QQ) had been withdrawn with this established after the meeting papers had been circulated.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/2732/LDE - Fir Tree Farm, 13 Ashford Road, Redhill, BS40 5TH

The Council noted that the site is in Green Belt and outside the settlement boundary. It is also in a Site of Nature Conservation Interest (High Wood) and in Zone C of the North Somerset and Mendip Bats Special Area of Conservation.

Councillors discussed the long history of planning applications on the site and the evidence provided to support this application for a Lawful Development Certificate for the change of use of a caravan to a dwellinghouse. After a detailed examination of the evidence submitted Councillors felt:

- There were discrepancies meaning that uninterrupted residential occupation could only be proved from 2016 and not from 2009 as stated.
- Site plans from previous applications only showed the caravan being on site from 2013.
- A search for the property on Google Maps showed photographs from 3 years ago of a Dutch registered car parked by the caravan. These photographs had been posted by someone not mentioned in the evidence submitted.

Given the above, the Council felt that the evidence did not demonstrate uninterrupted occupation and, therefore, the 10 year rule to enable a LDC had not been met. Councillors also felt the application raised several discrepancies relating to the planning history of the site and recommended that NSC should conduct a site visit for clarification about what exactly is there.

22/P/2800/AGA - Woodland West of Winters Lane, Redhill, Wroughton

It was noted that the site is in Green Belt and Zone C of the North Somerset & Mendip Bats Special Area of Conservation (SAC). Councillors felt the works were permitted development as they appeared to comply with Part 6 of Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015. However, bearing in mind the site's location in a SAC, Councillors felt no artificial lighting should be allowed.

8 Other Planning Issues

- **NSC Enforcement Report**
This was noted.
- **Pre-Application Consultation by Cornerstone/Maxema Ltd on a Radio Base Station upgrade at Bristol International Airport**
This was noted and it was agreed no further action was necessary.

The Meeting was closed at 7.00pm

Chairman