

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 14 March 2023**

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

1 Apologies for absence

Apologies for absence were received from Cllrs Bigg and Ward.

2 Declarations of Interest

Cllr Morgan declared a personal interest in agenda item 8 (22/P/2607/FUH - Little Ridge, Havyatt Road, Wrington, BS40 5QX) as he knows the writer of the letter.

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 21 February 2023 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 discussed at the meeting held on 22 February. However, application 22/P/1768/R3EIA (the Banwell Bypass) is on the agenda for the next meeting on 15 March.

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/2732/LDE - Fir Tree Farm, 13 Ashford Road, Redhill, BS40 5TH
- approved

It was also noted that the following decisions had come to light after the meeting papers had been circulated:-

- 22/P/2212/AOC - (Gatcombe Farm, West Hay Road, Wrington, BS40 5GF)
- - approved (the remaining 2 conditions, 25 and 33)
- 23/P/0107/TRCA - (Derham House, High Street, Wrington, North Somerset, BS40 5QA) - approved
- 22/P/2847/TPO (39 Garstons Close, Wrington, North Somerse,t BS40 5QT)
- approved

7 Planning Applications

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

22/P/1887/FUH & 22/P/1888/LBC – Applegarth, High Street, Wrighton, North Somerset, BS40 5QD

The Council had already commented on this application but reviewed it again as new plans had been submitted to NSC. It was agreed Councillors applauded the amendments and offered no objections.

22/P/2838/DEA - Linden Gate, Red Hill, Redhill, Wrighton, BS40 5RP

It was noted the property is outside the Settlement Boundary and in Green Belt. Councillors agreed there were no objections to the demolition of the existing garage but, as the details of the replacement seemed rather vague, they looked forward to seeing a further application in due course.

23/P/0344/TPO – Uplands, West Hay Road, Wrighton, North Somerset, BS40 5NP

Councillors agreed there were no objections to the proposed tree works and they were pleased to see the dead trees being retained for their habitat value. However, bearing in mind the trees form part of a group TPO, they wondered whether it would now be appropriate to undertake some replacement planting to retain the TPO's amenity value for the future.

23/P/0369/AIN - Bristol Airport, North Side Road, Felton, Wrighton, BS48 3DY

As this application was felt to be technically rather difficult, Cllrs Taylor and Steinbach had prepared a draft response which was read out and discussed by Councillors -

Wrighton Parish Council objects to this application for the following reasons (Paragraph references are to Class F of Part 8 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015):

- BAL's earlier planning application in relation to the removal of two existing modular cabins and the installation of a new modular cabin (22/P/2013/AIN) has been withdrawn. It now forms part of this application.
- The total floor space of the proposed amalgamated development is delineated by a red line on the plan accompanying the application. It is unclear whether it is the airport's intention to include the area as an extension of the terminal building or whether the proposed structures will be free-standing. If the additional structures are to be an extension of the passenger terminal, then on the basis of our measurements, the red line area may amount to an extension of the floor space of the existing terminal building by more than 15%. The proposed development would consequently fall under Paragraph F.1(c). It would not be permitted development. If you question our assessment of the online plan supporting the application, we would suggest that you request from the applicant precise measurements of the floor space both of the terminal building and of the proposed amalgamated development and undertake your own measurements in accordance with Paragraph F.3.

- According to the drawings which accompany the application, it appears that the proposed cabin for Jet 2 measures 17.473m x 9.125m x 2.915m = 464.77cubic metres (drawing 23003-ZZ-200-102) and the third cabin (to accommodate OCS) comprises a volume of approximately 122 cubic metres. The remaining cabin (shown as 'Existing Modular cabin to be relocated' shows no measurements other than 'tbc' (which we presume to indicate that the size is yet to be determined) Both plans for these two cabins are delineated on drawing 23003-ZZ-200-101 (OCS Accommodation) This is inadequate information upon which to determine this proposed development.
- The exception in paragraph F.4 has two limbs, linked by the word “and”. Both need to be satisfied. The first imposes a timing constraint, the second a measurement constraint. The timing of the earlier proposed development leaves no doubt that this amalgamated development is not urgently required for the efficient running of the airport. It is equally clear that the aggregate cubic volume of the cabins exceeds 200 cubic metres. On the basis of the information submitted it is clear that individually the Jet2 cabin fails; the information for the 'Existing Cabin' is inadequate to enable determination, whereas only the cabin proposed for OCS use falls within the volume criteria set out in Paragraph F4(b).
- The proposed development does not fall under Paragraph F.4. This is the second reason why it does not amount to permitted development.

It was agreed to submit this response as drafted.

8 Other Planning Issues

- **Letter received re application 22/P/2607/FUH (Little Ridge, Havyatt Road, Wrington, BS40 5QX).**
Cllr Morgan had declared an interest in this agenda item and took no part in the discussion on it.

The Council discussed the letter which related to an alleged boundary dispute. They reviewed the application again and the Council's comment that had already been submitted to NSC. It was noted that applicants do not need to own the land to apply for permission for it (although NSC would expect the owner to be consulted). It was agreed that, as land ownership is not a 'material planning consideration', this was something they could not comment on and any boundary dispute was a civil and not a planning matter. There is a comment on NSC's website relating to the boundary dispute so NSC are aware of it. It was agreed the Assistant Clerk should convey this information to the writer of the letter.

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge 23/P/0407/DCM - 6(1)(f) (Emergency Response Plan for Flood Events for Stage 10.1)**
This was noted.

Cllr Taylor drew the meeting's attention to a new plan had been submitted on 22/P/2821/FUL (land adjacent to Wrington Chemists, Silver Street, Wrington, North Somerset, BS40 5QE) which appeared to propose the use of timber cladding. It was agreed to carry forward a discussion on this to the next meeting on 4 April.

The Meeting was closed at 7.15pm

Chairman