

**Minutes of a Meeting of the Planning Committee of
Wrighton Parish Council
held in the John Locke Room at 6.30pm on Tuesday 6 August 2024**

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

1 Apologies for absence

No apologies for absence had been received.

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 16 July 2024 were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

Cllr Taylor reported that there had been no items of direct relevance to the parish discussed at the meeting on 17 July. However, it was noted that the Committee had refused 22/P/1172/FUL (Land off Hilliers Lane, Churchill) contrary to the Planning Officer's recommendation. The next meeting is scheduled for 21 August but papers are not yet available on NSC's website.

6 Decision Notices issued by NSC

It was noted that the only Decision Notice issued by NSC since the last meeting was the refusal of 24/P/1097/LDP (Hillcroft Accommodation, 13 Ashford Road, Redhill, Wrighton). However since the meeting papers had been circulated, 24/P/1247/CRA (Tin Barn, Red Hill, Redhill, BS40 5TE) had been withdrawn by the applicant.

7 Planning Applications

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

24/P/1028/CM2A - Unit 5, Railway Wharf, Station Road, Wrighton, BS40 5LL

It was noted there would be no change to the exterior of the building. The Council agreed there were no objections in principle to the proposed change of use but the following required clarification:

- Arrangements for the collection and storage of waste.
- Whether there is the potential for noise disturbance.
- Whether the proposed flat will require any EV charging points.

24/P/1234/ADV - The Gallery, High Street, Wrington, BS40 5QA

It was noted the property is in the Conservation Area but not subject to an Article 4 Direction. The Council agreed there were no objections to the proposed signage.

24/P/1365/AOC - Woodmans Cottage, West Hay Road, Wrington, North Somerset, BS40 5NW

After discussing the application and previous applications relating to the site, Councillors felt there was a lack of clarity between the Woodland Assessment and the Woodland Management Plan, particularly relating to Ash Dieback. Also, there appears to be no maintenance schedules for the site. Councillors were disappointed at the proposals set out in the Bio-Diversity Enhancement Plan as they felt they were not detailed and ambitious enough to really increase bio-diversity across the site. Therefore, the Council agreed that conditions 6 and 7 should not be approved as having been fulfilled.

24/P/1432/AIN - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DY

The Council agreed that the works proposed comply with The Town and Country Planning (General Permitted Development) (Amendment) (England) Order, 2015, Part 8 (Class F). However, Councillors were concerned by a note on one of the drawings stating that “GF office space do not comply with HSE guidance (11m³ per person).” This would seem to imply that the airport has been operating in breach of HSE guidelines. Cllr Steinbach said he would like to raise this at a future meeting of the Airport Consultative Committee.

24/P/1423/FUH - Ashley House, Silver Street, Wrington, BS40 5QE

It was agreed the Council has no objections to this application.

24/P/1469/AIN - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DY

The Council agreed that the works proposed comply with The Town and Country Planning (General Permitted Development) (Amendment) (England) Order, 2015, Part 8 (Class F). Again, Cllr Steinbach said he would like to raise this application at a future meeting of the Airport Consultative Committee.

8 Other Planning Issues

Cllr Taylor introduced the Government’s consultation called Proposed reforms to the National Planning Policy Framework and other changes to the planning system. Councillors discussed that the consultation included changes to Green Belt and the introduction of a classification called Grey Belt. An email from a resident, enquiring whether the definition of ‘towns’ mentioned in the consultation could be applied to villages, was discussed but it was felt these would be defined in the appendices. The Council agreed not to comment on the consultation at this time as NSC would need to address its own Development Management Policies in light of the changes when agreed. That in turn would be subject to consultation and at that stage the Parish Council would be involved.

Returning to planning applications, Cllr Taylor reported that an amended, retrospective, application had been submitted on 24/P/0830/FUL (Units 1 & 2, Richards Store (Mother Hen), Broad Street, Wrington, BS40 5LA). It was agreed no further comment was necessary.

Cllr Yamanaka raised the subject of whether the Council should hold public meetings on 'large' applications. She explained this question followed on from a discussion between a resident and a former Chair. It was agreed to consider this, as and when, any large applications were submitted.

The Meeting was closed at 7.15pm

Chair