

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 7 January 2014**

Present: Mr B Taylor (Chairman) Mr D Glynn
 Mrs P Ledbury Mrs G Bigg
 Mr J Rawlins Mr P Robinson
 Mrs D Yamanaka Mr G Lankester
 Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllr Howells.

2 Declarations of Interest

Cllr Lankester declared a personal interest in relation to application 13/P/2325/WT (Littlers, Ropers Lane, Wrington, BS40 5NQ) as he is the applicant.

3 Public Participation

Mrs L Wedlake attended to hear the Committee's discussion on application 13/P/2314/F (18 Butts Batch, Wrington, BS40 5LN). Mrs Wedlake summarised her husband's objection to the application which has already been sent to NSC. The Chairman offered to bring forward this item in the list of planning applications for consideration.

4 Minutes of the previous meeting

The Minutes of the meeting held 10 December 2013 were reviewed and adopted as a true record.

Matters arising:

• **Enforcement Report (circulated by NSC 16 December 2013)**

The Assistant Clerk gave an update on outstanding issues.

5 NSC Central Area Planning Committee

There were no minutes or papers to be reviewed.

6 Decision Notices issued by NSC

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

- 13/P/1979/F - Wrington Chemists, Silver Street, Wrington, BS40 5QE – Approved.
- 13/P/2024/F - Rosewood, Ropers Lane, Wrington, BS40 5NF – Approved.
- 13/P/2025/F - Udley Cottage, West Hay Road, Wrington, BS40 5NR – Approved.
- 13/P/2070/F - Lowood, Ropers Lane, Wrington, BS40 5NF – Withdrawn by Applicant.

- 13/P/2145/F - Redhill Village Hall, Church Road, Redhill, BS40 5SG – Approved.
- 13/P/2185/WT - 17 Brooklyn, Wrington, BS40 5LJ – Approved.
- 13/P/2187/WT - All Saints Churchyard, Station Road, Wrington, BS40 5LF – Approved.
- 13/P/2232/EIA1 - Land to the east of Rickyard Road and land at Garstons, Wrington – Approved (Environmental Impact Assessment would not be required if a planning application is submitted).
- 13/P/2325/WT - Littlers, Ropers Lane, Wrington, BS40 5NQ - Approved.

7 Planning Applications

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

Application 13/P/2314/F - 18 Butts Batch, Wrington, BS40 5LN

It was noted that the application appeared to be a resubmission of a previous application (12/P/1458/F) albeit with the annexe turned through 90° to avoid damaging neighbouring tree roots. It was agreed the Council objected to the application because the annexe would impact on the openness of the environment by being visually obtrusive in the landscape. It was also agreed to re-iterate some of the comments made on the previous application in relation to:- the annexe not being sold separately, no commercial use, parking and access etc.

Mrs Wedlake left the meeting.

Application 13/P/2307/LUP - 3 Lawders Orchard, Wrington, BS40 5PD

It was agreed the Council had no objection in principle to the application but would like to query why the application had been submitted as an LUP.

Application 13/P/2373/WT - Lychgate Cottage, Station Road, Wrington, BS40 5LG

It was agreed the Council had no comment to make on this application.

Application 13/P/2378/CUPA - The Story, Field off Nates Lane, Wrington, BS40 5RS

It was noted the application appeared to be a resubmission of a previous application (13/P/1834/CUPA) albeit with the removal of B8 use. However as there appeared to be no material changes to the application, it was agreed to resubmit the previous comment.

It was also agreed to query who Gemma McKeown was (who had apparently said the application would be approved if B8 use was removed). It was further agreed to question the traffic movement figures and point out that The Story is currently subject to Enforcement investigation.

Application 13/P/2325/WT – ‘Littlers’, Ropers Lane, Wrington BS40 5NQ

This was noted together with NSC’s correspondence apologising that the normal registration procedure had not been followed.

8 Other Planning Issues

- **North Somerset Core Strategy: Consultation on Policy CS13 relating to district housing requirements**
Deadline for comments 17 January 2014

It was agreed to support the policy citing:

- NSC's Strategic Housing Land Availability Assessment 2013.
- Countryside policy.
- Infrastructure and transport links.

It was agreed the Chairman would prepare a draft response for circulation to Councillors for further comment.

- **North Somerset Strategic Housing Land Availability Assessment 2013**
This was noted and an appropriate comment, in support, would be prepared.

The Meeting was closed at 7.15pm.

Chairman