

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Tuesday 16 September 2014**

**Present:** Mr B Taylor (Chairman) Mr D Glynn  
Mr J Rawlins Mrs G Bigg (until item 7)  
Ms J Bishop (Assistant Clerk)

In attendance: Mr John Williams, Mr Douglas House and Ms Deborah House

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**1 Apologies for absence**

Apologies were received from Cllrs Woolf, Howells, Ledbury, Robinson and Yamanaka.

**2 Declarations of Interest**

There were no declarations of interest.

**3 Public Participation**

Mr John Williams, Mr Douglas House and Ms Deborah House attended to hear the Committee's discussion on application 14/P/1795/F2 (Land adj Lye Cross Rd, from Box Bush Farm to Lye Hole Piggery, Lye Cross Road, Redhill, Wrington, BS40 5RH).

Mr Williams explained that residents, while wanting to support a local business with 'green' aims, had concerns that the anaerobic digester would cause odour, emissions and noise problems. He said, although figures on these issues had been presented, residents did not feel that they really understood what it would mean in practice. He had researched the only other plant in the UK (in Shaftsbury, Dorset) and had discovered reports of problems. Finally residents were also concerned about the unknown/untested nature of the technology involved and whether the installation could set a precedent which would allow further, unrelated, waste processing on the site.

Ms House told the Council about the ongoing odour problems experienced by residents which would not be alleviated by the proposed installation. Councillors reminded residents that any ongoing problems should be reported to the Environment Agency for investigation.

Cllr Taylor offered to bring forward this item in the list of planning applications for consideration.

**Application - 14/P/1795/F2 (Land adj Lye Cross Rd, from Box Bush Farm to Lye Hole Piggery, Lye Cross Road, Redhill, Wrington, BS40 5RH)**

After discussion it was agreed to object to the application, citing concerns about odour, noise, emissions, inaccuracies/errors in the application and the fact that there were ongoing odour problems from the site. However Councillors felt, due

to the complicated and technical nature of the proposal, that more information and research was required. It was agreed the Assistant Clerk would find previous correspondence from the Environment Agency in relation to odour and also check the deadline for submitting comments to NSC (as there appeared to be confusion whether this was a major application which would allow longer to prepare a comment). Finally, it was agreed that Cllrs Taylor and Glynn would prepare a detailed objection for submission to NSC.

#### **4 Minutes of the previous meeting**

The Minutes of the meeting held 28 August 2014 were reviewed and adopted as a true record.

#### **Matters arising:**

- **The Former Surgery, Station Rd, Wrington, BS40 5NG**
  - a. Medcentres, withdrawal of appeal APP/D0121/A/2212178 (against 13/P/2022/F).  
This was noted.
  - b. 14/P/1353/F - Medcentres' submission of additional information to NSC.  
This was noted as well as the Council's subsequent additional comment to NSC.
  
- **Update on YMCA West Coast's proposal to develop Barley Wood**  
The application for an S106 agreement would be discussed at the next Council Meeting (17 September).

#### **5 NSC Central Area Planning Committee**

It was noted that there were no items of direct relevance to Wrington on the agenda for the meeting held on 10 September and the agenda for the meeting on 8 October had not yet been published.

#### **6 Decision Notices issued by NSC**

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

- 14/P/1429/F - 11 Orchard Close, Wrington, BS40 5ND – Approved
- 14/P/1443/F - Land to north of Simshill, Ropers Lane, Wrington, BS40 5NH - Withdrawn by applicant
- 14/P/1502/F - 12 Butts Batch, Wrington, BS40 5LN – Approved
- 14/P/1578/F - 4 Ladywell, Wrington, BS40 5LT – Approved
- 14/P/1618/WT - 5 Old Station Close, Wrington, BS40 5LY – Approved
- 14/P/1774/NMA - Long Orchard, Bullhouse Lane, Wrington, BS40 5NY – Approved

It was also noted that, according to NSC's website, 14/P/1305/F (Woodside Cottage, Wrington Hill, Wrington, BS40 5PW) had also been refused.

#### **7 Planning Applications**

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

**Application 14/P/1774/NMA - Long Orchard, Bullhouse Lane, Wrington, BS40 5NY**

As NSC had already issued a Decision Notice on this application (please see previous agenda item) the Council agreed not to comment on this non-material amendment.

**Application 14/P/1794/F - 7 Kings Road, Wrington, BS405LW**

It was agreed the Council had no objection in principle to the proposed development. However, Councillors did express concern over the scale of the extension and, therefore, the potential for neighbour impact. Councillors felt that, if the application was approved, obscured glass should be conditioned in windows that overlook neighbouring properties and gardens.

*Cllr Bigg left the meeting.*

**Application - 14/P/1795/F2 (Land adj Lye Cross Rd, from Box Bush Farm to Lye Hole Piggery, Lye Cross Road, Redhill, Wrington, BS40 5RH**

Please see agenda item 3 (Public Participation) above.

**Application - 14/P/1834/F - 12 Ashford Road, Redhill, BS40 5TJ**

It was agreed to object to the application which is, essentially, a new dwelling within Green Belt and outside the settlement boundary. The fact that the conversion amounted to a new dwelling was demonstrated by the inclusion of a fence to divide the garden from the existing dwelling.

**Application - 14/P/1879/TPO - 5 Old Station Close, Wrington, BS40 5LY**

The Council agreed to object to the application. The applicant had previously applied to prune the trees (12/P/0275/TPO) which NSC had refused, partly because the trees were in good health and had public amenity value. Councillors felt there were discrepancies about the health of the trees between the arboriculturist's reports submitted with the previous application and this new one and it was unlikely that the trees (considered healthy in the earlier report) were now only fit to be felled. Finally, Councillors felt that, if the application was approved, replacement trees were conditioned and protected.

**Application - 14/P/1882/F - Former Bennetts Solicitors, High Street, Wrington, BS40 5QB**

It was agreed the Council had no objection in principle to the proposed development but did have the following concerns:-

- Flooding – although not in a flood risk area, it is known that water running off from higher ground passes the front of the property. The clearance of this water is now hindered by a collapsed gully.
- Traffic – High Street is a busy road but no footpath is proposed in the application.
- Parking – it is proposed that part of the western wall will be demolished to allow for the new parking spaces. However, Conservation Area Consent does not appear to have been applied for. Councillors felt there was insufficient room for the spaces proposed and questioned whether this would mean the demolition of the small wall in the north-eastern corner of the car park. However, the wall is not mentioned in the application and is not shown on the plans and, again, Conservation Area Consent does not appear to have been applied for. If any of the above walls are re-built, the Council would expect the

re-use of existing materials be conditioned to maintain the character of the Conservation Area.

**Application - 14/P/1917/CUPA - Scars Farm Barn (south-east of Vosper Lodge), Redhill, Wrington, BS40 5TG**

It was agreed to object to the application as it is a new building in Green Belt. Councillors also expressed concern about one of the proposed access points to the site and noted that a previous application (06/P/2134/F) was withdrawn due to safety concerns about access onto the A38. Councillors felt that, should the application be approved, it was essential that the access onto the A38 was permanently sealed against both domestic and agricultural use. On the subject of the proposed second access (onto Row of Ashes Lane) Councillors were concerned that, as the track ran alongside the A38, there was the potential for headlight glare to and from vehicles on the A38. Because of this Councillors felt screening, in the form of a fence, should be conditioned.

**8 Other Planning Issues**

- **NSC consultation - Employment-Led Delivery at Weston-super-Mare Supplementary Planning Document**

The Council agreed to comment in support of the SPD.

- **NSC consultation – Long Ashton Neighbourhood Plan**

It was agreed to discuss this at the next Planning Committee meeting (6 October).

- **Backwell Neighbourhood Plan “Backwell Future”**

The change of venue for the hearing was noted.

It was noted that Clevedon Town Council had contacted NSC objecting to the replacement of the area planning committees with a single committee (the Planning and Regulatory Committee). Clevedon Town Council had then contacted other Councils looking for support. It was agreed, in principle, to support Clevedon’s objection but to ask them for more information and what response they had received from other Councils.

On the subject of 14/P/1353/F (Former Wrington Vale Medical Practice, The Surgery, Station Rd, Wrington, BS40 5NG), it was agreed, if the Case Officer was minded to approve the application, to ask the District Councillor to refer the application to the Planning and Regulatory Committee. It was further agreed that the Assistant Clerk would email the District Councillor to this effect.

The Meeting was closed at 8.00pm.

**Chairman**