

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 28 October 2014**

Present: Mr B Taylor (Chairman) Mr D Glynn
Mrs P Ledbury Mrs G Bigg
Mrs D Yamanaka Mr D Woolf (from item 7)
Ms J Bishop (Assistant Clerk)

In attendance: Mrs Ruth Clarke

1 Apologies for absence

Apologies were received from Cllrs Howells and Rawlins.

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

Mrs Ruth Clarke attended to hear the Committee's discussion on applications 14/P/2193/F (Triangle House, The Triangle, Wrington, BS40 5LB) and 14/P/2132/F (Barley Wood, Long Lane, Wrington, BS40 5SA).

4 Minutes of the previous meeting

The Minutes of the meeting held 7 October 2014 were reviewed and adopted as a true record. The Council's comment on NSC's consultation Development Contributions: Principles and Operational Guidance Supplementary Planning Document was noted.

5 NSC Planning and Regulatory Committee

Cllr Yamanaka confirmed that 14/P/1353/F (Former Wrington Vale Medical Practice, The Surgery, Station Road, Wrington, BS40 5NG) would be discussed at the next meeting on 12 November, although the agenda 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/1432/F - The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP - Refused
- 14/P/1834/F - 12 Ashford Road, Redhill, BS40 5TJ – Approved
- 14/P/1879/TPO - 5 Old Station Close, Wrington, BS40 5LY - Approved

It was further noted that 14/P/2062/WT (Le Moignes, High Street, Wrington, BS40 5QD) had been approved, with the Decision Notice received after the meeting papers had been circulated.

7 Planning Applications

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

Cllr Woolf joined the meeting.

Application 14/P/1353/F - Former Wrington Vale Medical Practice, The Surgery, Station Road, Wrington, BS40 5NG

Councillors discussed the latest site and locations plans submitted to NSC. It was agreed to maintain the Council's previous objections to the application highlighting:-

- Maintenance/upkeep – Councillors were concerned about the possibility of inadequate maintenance of the pedestrian ROW (yet to be determined), the tarmacked access and the landscaped area. Councillors agreed to consider the possibility of taking on the landscaped area and its maintenance if this could be arranged.
- Drainage – no information had been provided as to how the drainage for the west part of the site would be linked to the overall drainage scheme and who will be responsible for maintenance/upkeep.
- Flooding – Councillors were still concerned that the site is subject to flooding and, therefore, no development should be permitted until the completion of the Wrington Flood Relief Scheme.
- Boundaries – it was agreed to restate that the boundaries are inaccurately shown on the plans.

Application 14/P/2098/CUPA - Rydings Farm, Silver Street, Wrington, BS40 5QN

It was noted that Councillors understood the planned separate driveway was to be removed from the application. It was agreed that the Council had no objection in principle to the proposed development but would like to suggest the following conditions:-

- Screening should be included to lessen the visual impact.
- As the site is highly visible, the design of the upper storey windows should be reconsidered to be more in keeping.
- An Agricultural Tie should be placed on the development to protect the integrity of the farm which is in Green Belt.
- Drainage – as surface water is known to run off the site, it is vital that surface water is collected and drained away in a controlled manner, ie, not allowed to run off the site onto Silver Street or to drain into the existing pond (which is known to overflow).

Application 14/P/2120/WT - Ashley House, Silver Street, Wrington, BS40 5QE

It was agreed the Council had no objection to the proposed works and were pleased that a replacement tree was intended.

Application 14/P/2132/F - Barley Wood, Long Lane, Wrington, BS40 5SA

Councillors were concerned by the lack of detailed information in the application. Because of this Councillors agreed to submit an interim comment objecting to the proposal on the following grounds:-

- Because of the lack of detail presented Councillors find it difficult to see how the proposed mixed use would function and are unconvinced as to the viability of the project.
- No Traffic & Transport Impact Assessment have been provided.

- The number of parking spaces appears inadequate for the proposed activities.
- No information has been provided on the use or management of the accommodation which is associated with the banqueting/conference facility.
- The building is Grade II listed and the garden is a Registered Historic Park & Garden - no plan has been submitted on how the house and garden are to be maintained and protected.
- It is stated similar projects are run in Minehead and Bridgewater. However, Wrington is a relatively small village with modest amenities and limited transport links for use by residents.
- Councillors are concerned about the potential for an increase in crime, particularly bearing in mind the crime figures relating to the Bridgewater project.
- The applicant has not provided a report on either the public consultation event or the Planning & Regulatory Committee site visit.
- The applicant has stated 'unknown' in answer to how foul sewage is to be disposed of. As there are acknowledged flood risk issues in Wrington the control and disposal of surface water and sewage is vitally important.
- In relation to the final paragraph in the Planning Statement - Councillors are very concerned that the proposal threatens the future of the Pre-School that already operates in the village. There will be no affordable housing benefit to the community unless residents are prioritised. Councillors felt it unlikely the project would generate local employment as the activities would necessitate specialist expertise.
- Finally the Council would like confirmation that the applicant is Registered Provider of Social Housing or a Registered Social Landlord listed on the Homes & Communities Agency Register.

Application 14/P/2148/CUPA - Quarry Farm, Row Of Ashes Lane, Redhill, Wrington, BS40 5TU

It was agreed the Council had no objection in principle to the proposed development. However, Councillors discussed the fact that there are various business units on the site and were concerned, therefore, that no evidence had been provided to substantiate agricultural use. Furthermore no evidence had been provided to demonstrate that the buildings were not used as bat roosts.

Application 14/P/2193/F - Triangle House, The Triangle, Wrington, BS40 5LB

It was noted that the application relates to Triangle House and not to The Cottage (as stated on the application form). It was also reported that it was believed that Rev Maddock had not received notice of the application, although the application form stated one had been sent. It was agreed to object to the proposed extension for the following reasons:-

- The extension is out of keeping with the present house and surrounding properties in the Conservation Area.
- The extension will be between 0.75m and 1.9m from the boundary wall and will increase the cottage's footprint by approximately 70%. This will produce an overbearing extension that will result in negative neighbour impacts and loss of privacy.
- The upper floor windows will overlook neighbouring gardens. The application form is not accurate when it states that the area to the south of boundary wall is not a domestic garden.

- The flat roof is also out of character and will emphasise the extension's height to neighbours as it will obscure the cottage's existing sloping roof.
- It is proposed to use Upvc double glazed windows but Councillors believe the cottage is subject to an Article 4 Direction (23 January 1995).

Application 14/P/2202/F - 4 Ladywell, Wroughton, BS40 5LT

It was agreed to object to this application, supporting the views in the memo from the Flood Risk Management Team.

8 Other Planning Issues

- **NSC Core Strategy: re-examination of remitted policies**

Proposed Main Modifications to Policy CS13 (September 2014)

It was agreed that Cllr Taylor would prepare a response for submission and that Councillors should email Cllr Taylor with any contributions.

The Meeting was closed at 7.35pm.

Chairman