

**Minutes of a Planning Meeting
Wrington Parish Council
held in the John Locke Room on Thursday 12 May 2015**

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

1 Apologies for absence

There were no apologies for absence.

2 Declarations of Interest

Cllr Ledbury declared an interest in relation to application 15/P/0891/WT (Wringbrook House, Station Road, Wrington, BS40 5LG) as the application relates to her own property.

3 Public Participation

There were no members of the public present.

4 Decision Notices issued by NSC

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

- 15/P/0379/F - Lye Hole Cottage, Sutton Lane, Redhill, BS40 5RL – Refused
- 15/P/0511/CUPA - Milking Parlour, South View Farm, Wrington Hill, Wrington, BS40 5PL – Approved
- 15/P/0735/WT - Cedar House, High Street, Wrington, BS40 5QD - Approved

It was also noted 15/P/0858/WT (11 Butts Batch, Wrington, BS40 5LN) had been approved, with the Decision Notice received after the meeting papers had been circulated.

5 Planning Applications

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

Application 15/P/0805/F - Unit 2, Hortswood Farm, Long Lane, Wrington, BS40 5SP

It was agreed the Council had no objection to this application, subject to the premises already having approval for their present use.

Application 15/P/0826/PAI - Bristol International Airport, North Side Road, Felton, BS48 3DY

Councillors queried whether the proposal fitted the criteria of an Aviation Development Consultation or as Permitted Aviation Development. They felt a car rental business, presumably operated by a separate company, was an ancillary activity and, therefore, the proposed cabin was not an aviation operational building. Because of this Councillors felt a full planning application was required.

Application 15/P/0828/F - Bristol International Airport, North Side Road, Felton, BS48 3DY

It was agreed the Council had no objection to this application.

Application 15/P/0858/WT - 11 Butts Batch, Wrighton, BS40 5LN

As this application had already been approved by NSC (see agenda item 4), it was agreed no comment was necessary.

Application 15/P/0869/NMA - Bristol International Airport, North Side Road, Felton, BS48 3DY

It was agreed the Council had no objection to this application.

Application 15/P/0877/NMA - 11 Orchard Close, Wrighton, BS40 5ND

Although the Council had no objection to the proposed amendments, Councillors felt it was important that the hedges were retained (which had been conditioned as part of the previous application 14/P/1429/F) due to their public amenity value and for environmental reasons.

Application 15/P/0891/WT - Wringbrook House, Station Road, Wrighton, BS40 5LG

It was agreed the Council had no objection to this application.

Application 15/P/0931/F - The Old Dairy, Cox's Green, Wrighton, BS40 5QU

After discussion, Councillors agreed to object to the application:-

- No evidence has been provided to prove that its present use is not viable.
- It appears no market research has been carried out to find alternative commercial use.
- Access and transport – access to the site is poor and residents have previously expressed concerns over road safety. Councillors were concerned that the location made it unsustainable and would not like to see any increase in traffic.
- Councillors were also concerned that several 'holiday lets' had recently been given permission for conversion, even though these properties were in open countryside and outside the settlement boundary. Furthermore, there are two more 'holiday lets' on the site and approval of this application could set a precedent for future conversion.
- Finally, although objecting to the application, Councillors felt, if approved, it should be conditioned that the property could not be sold as a separate dwelling in the future.

6 Consultations

- **North Somerset Council – Local Planning Application Requirements Consultation**

It was agreed to discuss this at the next Planning Committee meeting (2 June, to be confirmed).

The Meeting was closed at 6.45pm.

Chairman