

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Thursday 4 August 2015**

**Present:** Mr B Taylor (Chairman) Mr D Glynn  
Mrs D Yamanaka (to item 8) Mrs G Bigg  
Mrs P Ledbury Mrs D Robertson  
Ms J Bishop (Assistant Clerk)

In attendance: Mr Kevin Richards and Mr Tom Daly

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**1 Apologies for absence**

Apologies were received from Cllrs Fowler and Woolf.

**2 Declarations of Interest**

Cllr Bigg declared a personal interest in relation to application 15/P/1629/F (10 Alburys, Wrington, BS40 5NZ) as she is a neighbour of the applicant.

**3 Public Participation**

Mr Kevin Richards and Mr Tom Daly attended to hear the Committee's discussion on application 15/P/1567/F (Barn south of Woodmans Cottage, off West Hay Road, Wrington, BS40 5NW).

**4 Minutes of the previous meeting**

The Minutes of the meeting held 14 July were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

It was noted that there were no items of direct relevance to Wrington on the agenda for the meeting held on 8 July and the agenda for the next meeting had not yet been published. However the Council had been informed of 2 appeals:- APP/CO121C/15/3026366 (15 Hyatts Wood Road, Backwell, BS48 3DB) and APP/D0121/C/15/3002604 (Gatcombe Farm, which had been discussed at the Planning Committee Meeting on 14 July). In both cases the dates of the hearings were still to be confirmed.

**6 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/1213/F - 2 Redcroft, Redhill, BS40 5SL – Approved.
- 15/P/1270/F - Ladymead, Ladywell, Wrington, BS40 5LT – Approved.

It was also noted 15/P/1378/F (5 Ashford Road, Redhill, BS40 5TH) 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.

**Application 15/P/1567/F - Barn south of Woodmans Cottage, off West Hay Road, Wrington, BS40 5NW**

Mr Daly addressed the Meeting on behalf of Mr Richards (the applicant). Mr Daly began by addressing the Council's comments on the previous application (15/P/0763/CUPA). However, Councillors explained that 15/P/0763/CUPA was a Change of Use application whereas 15/P/1567/F is a full planning application. This meant that some of the Council's previous comments were not relevant to this application. Mr Daly explained that Mr Richards wanted to convert the building for use by his daughter. He went on to say that Mr Richards had not been aware of the forestry tie when he bought the property but discussions were taking place with NSC and an application might be made to have the tie rescinded. Councillors questioned whether the proposed conversion complied with building regulations (in terms of head height in the upper storey) and questioned the necessity for 3 en-suite bedrooms. Mr Daly confirmed the plans did comply with building regulations and one of the bedrooms would be used as an office. He also confirmed the building was close enough to the main dwelling to be considered an annexe and offered Councillors the opportunity to visit the property.

After listening to Mr Daly, Councillors still felt the proposal contravened current planning policy as it was for a new dwelling within Green Belt. The Council agreed to object to the application on this basis, also raising the following issues:-

- The distance of the annexe from the main building appears to be further than stated in the Design & Access Statement.
- It appears the upper storey does not comply with building regulations.
- Access for both vehicles and pedestrians is poor and no public transport is available.
- There is an agriculture/forestry tie on the property.
- The property is currently subject to an enforcement investigation for failure to comply with conditions imposed under application 13/P/0793/F.
- If the application is approved then Councillors would like to a condition included that the annexe could not be sold separately from the main dwelling.

*Mr Daly and Mr Richards left the Meeting.*

**Application 15/P/1606/CUPA - Produce store building, Downside Road, Backwell**

It was noted that the property was in Backwell parish but was close to the boundary. After discussion, Councillors felt they could not comment on whether the property was in agricultural use on 20 March 2013 and no proof had been provided to substantiate this. However, they felt that any aerial photographs taken around that date might prove the site, and possibly the building itself, was being used for airport parking rather than agriculture. Councillors also agreed to raise the following concerns:-

- Road safety - there is poor visibility in both directions from the proposed access.
- The increase in the overall curtilage might be excessive development within Green Belt.
- The site is close to Bristol Airport leading to high noise levels.

- Due to its location, If approved, Councillors would like to see a bat roost conditioned.

*Cllr Yamanaka left the Meeting.*

**Application 15/P/1629/F - 10 Alburys, Wrington, BS40 5NZ**

Councillors agreed there was no objection in principle to the proposed development but, due to its scale, would wish to be assured that the application met current planning policy to ensure there would be no negative neighbour impacts.

**Application 15/P/1660/F - Barley Wood, Long Lane, Wrington, BS40 5SA**

The Council agreed to object to the application:-

- Condition 10 had been included to protect the registered park and gardens. Councillors could see no reason to defer the required plan as the applicant was fully aware of its necessity and enough time had elapsed for it to be completed.
- There was nothing on NSC's website to suggest that any of the conditions (required before activities begin on site) have been discharged. In fact many of these conditions relate to road and child safety but the proposed pre-school and nursery provision is due to start in September with the conditions, apparently, not having been signed off.
- Finally Councillors felt the dilution of any of the conditions could harm the preservation of this historic site and, if the application is approved, it could set a precedent that could undermine the future protection of the site.

**Application 15/P/1697/F - P J Hare Ltd, Havyatt Road Trading Estate, Havyatt Road, Wrington, BS40 5NL**

It was agreed the Council had no objection to the application but were slightly surprised that the applicant had not proposed mounting the panels on the roof. Mounting the panels on the ground would mean that the building could not easily be extended in the future and, also, shadows being cast onto the panels were more likely. Finally, if approved, the Council would like to see the recommendations from the Ecological Survey made into a condition.

**Application 15/P/1718/WT - Haydens, High Street, Wrington, BS40 5QD**

It was agreed the Council had no objection.

**Application 15/P/1719/WT - The Old Parsonage, High Street, Wrington, BS40 5QD**

It was agreed Councillors had no objection to the proposal but they were disappointed no evidence had been provided for the necessity of the work (which is required in question 8.1 on the application form).

## **8 Other Planning Issues**

- **NSC- Development Contributions Supplementary Planning Document**  
Cllr Taylor offered to circulate his thoughts on this consultation. It was agreed that Councillors should send any comments back to Cllr Taylor by 18 August so that he could prepare a response.
- **NSC- Neighbourhood Development Plan for Congresbury**

**(application for the designation of the whole parish as the Neighbourhood Area)**

Councillors agreed to support the plan, stating that the Council would appreciate being kept informed because of mutual interests such as, the river Ye, Iwood Lane and Wrington Road.

- **Appeal (15/3035797) - against NSC's refusal of 14/P/2098/CUPA, Rydings Farm, Silver Street, Wrington, BS40 5QN**  
It was agreed the Council had nothing to add to the comment already submitted to NSC.
- **Enforcement Issues**  
NSC's latest Enforcement Reported was noted.
- **Post Office – Consultation on moving the Wrington branch to Amors Stores**  
It was agreed to submit a comment in support of the move as it would keep the Post Office in the village and help with the viability of Amors Stores.
- **NSC - Assessing the sustainability of settlements in North Somerset**  
Cllr Glynn outlined the history of the sustainability matrix received from NSC and what, was believed to be, the purpose behind it. After discussing the issues involved, Councillors agreed to delegate the response to Cllrs Taylor and Glynn. It was also agreed to contact a couple of local parish councils to see if they were also being consulted.

The Meeting was closed at 7.45pm

**Chairman**