

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Thursday 17 November 2015**

Present: Mr B Taylor (Chairman) Mrs J Fowler
Mr D Glynn Mr J Rawlins
Mr D Simpson (to item 8) Mrs D Yamanaka
Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Bigg and Ledbury.

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

There were no members of the public present.

4 Minutes of the previous meeting

The Minutes of the meeting held 27 October were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was noted that the papers for the meeting 8 December had yet to be published but it was believed there would be no items of direct relevance to Wrington.

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/2000/F - Lye Hole Cottage, Sutton Lane, Redhill, Wrington, BS40 5RL – Approved.
- 15/P/2117/F - Hortswood Farm, Long Lane, Wrington, BS40 5SP – Approved.
- 15/P/2219/WT - Le Moignes, High Street, Wrington, BS40 5QD – Approved.

It was also noted 15/P/2345/W (Crab Apple Cottage, Broad Street, Wrington, BS40 5LA) had been approved, with the Decision Notice received after the meeting papers had been circulated.

Cllr Fowler suggested that future lists of Decision Notices should include a summary of the Council's comment. The Meeting agreed.

7 Planning Applications

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

Application 15/P/2411/F - Worships Farm, Row Of Ashes Lane, Redhill, BS40 5TU

It was agreed to object to the application:-

- The site is in Green Belt. The proposal will have a negative effect on the openness of the Green Belt and is contrary to current planning policy.
- Councillors felt it was unclear whether the 'tarmac area' referred to the existing 20 space parking area or to the paddock. If for the paddock, Councillors felt such a large amount of hard-standing had the potential to increase flood risk due to surface water run-off.
- It was felt the applicant's justification for the application (ie, that the site is needed because of restrictions placed on parking at the Airport Tavern) was irrelevant.
- Finally it was noted that the applicant claims the site has been used for parking since July. However, it was believed that the site had been subject to previous enforcement investigation.

Application 15/P/2480/F - 10 Orchard Close, Wrington, BS40 5ND

The Council agreed to object to the proposed development:-

- Councillors were concerned about negative neighbour impacts, in particular loss of privacy due to the balcony window which has the potential to overlook rooms and gardens of neighbouring properties.
- It is proposed to build the extension up to the boundary of the site. The surrounding properties are either bungalows or 'chalet' bungalows and Councillors felt the proposed development contravenes current planning policy.
- It was felt the proposed rendered garden wall would have a negative impact on the street scene.

Application 15/P/2494/TPO - West Barn, West Hay Road, Wrington, BS40 5NP

The Council agreed to object to the proposed tree works.

- The Tree Climbing Inspection report recommended management rather than felling.
- The condition of the wall is unclear. The Structural Engineer's Report is confusing in that it suggests the wall is straight but then goes onto suggest felling the tree. It also states that the wall is slightly leaning inwards which contradicts the idea that the tree is pushing the wall outwards. A report submitted with the previous application (14/P/0130/TPO) did not mention any cracking being considered dangerous and a visual inspection appears to confirm that there has been no further deterioration since that report was made in December 2013.
- Felling of large trees can lead to 'heave' as the tree will no longer be absorbing moisture from the ground. If this occurs it has the potential for the wall to become more unstable and dangerous than at present.
- In previous applications to extend the property, the Decision Notices have conditioned the necessity to protect the tree and Councillors were concerned that this application had been made purely to facilitate building work. The tree does not appear to have deteriorated since a report written in 2006 and has actually been in full leaf this summer.

8 Other Planning Issues

- **NSC – Core Strategy, consequential changes to remitted policies**
This was noted. It was agreed to carry this forward to the next meeting (8 December).

Cllr Simpson left the meeting.

- **West of England – Joint Spatial Plan: Issues & Options**

This was noted. It was agreed to carry this forward to the next meeting (8 December).

It was noted that two applications (15/P/2561/NMA, former Surgery, Station Road, Wrington BS40 5NG, and 15/P/2527/NMA, former Bennett Metcalfe Solicitors, High Street, Wrington, BS40 5QB) included on NSC's latest list of registered applications would probably be decided before the next Planning Committee Meeting (8 December). The Council agreed that Cllrs Taylor and Glynn would prepare draft comments, to be circulated to Councillors, prior to submission to NSC.

In relation to appeal APP/D0121/C/15/3002604 (Land at Gatcombe Farm, West Hay Road, Wrington, BS40 5GF) it was noted that the Planning Inspector had quashed the enforcement notice at the hearing on 10 November. It was believed this was due to a legal matter relating to the wording and requirements of the notice. It was understood NSC were seeking legal advice.

The Meeting was closed at 7.10pm

Chairman