

7 Planning Applications

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

Application 15/P/2539/F - Land at Uplands, West Hay Road, Wrington, BS40 5NP

It was agreed to object to the application:-

- Councillors questioned the necessity for two dedicated parking spaces and felt the parking spaces and driveway were inappropriate in this protected Green Belt woodland location.
- Environmental and wildlife impacts – Councillors felt vehicular access to the summerhouse would have a negative impact on the site. In fact any increase in usage (which is inevitable if the site is commercialised) will have a negative impact as will both the internal and external lighting.
- The site is unsustainable in planning terms as it is not served by public transport.

Application 15/P/2578/F - Hailstones Farm, Red Hill, Wrington BS40 5TG

It was agreed the Council had no objection in principle to the proposed development in Green Belt. However Councillors commented on the fact that creating the additional dwellings would lead to an increase in traffic accessing the A38. The Council also considered it important that any potential neighbour impacts were taken into consideration.

Application 15/P/2595/WT - Land at the junction of Alburys and West Hay Rd, Wrington, BS40 5NZ

It was agreed there were no objections to the proposed tree works.

Application 15/P/2613/MMA - Webbsbrook, Silver Street, Wrington, BS40 5QL

The Council agreed there were no objections to the proposed amendments.

Application 15/P/2617/F - The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP

It was noted that The Bungalow Inn is in Butcombe parish but is close to the Wrington boundary. Councillors felt the application raised the same issues as the earlier applications (15/P/0377/F, 14/P/1432/F and 14/P/0475/F) and agreed to object to the proposed development:-

- The proposed development is disproportionate when related to the original building and no exceptional circumstances have been presented to justify it.
- Due to its scale it will have a negative impact on the openness of the Green Belt.
- Some of the reports submitted make conflicting statements, particularly in relation to landscaping, the number of employees and economic benefit to the community.
- The number of car parking spaces seems excessive for the proposed number of rooms.
- In planning terms, the location is unsustainable as it is not serviced by public transport other than a limited bus service on the A38.

- If approved a condition should be included that no car parking is permitted until building work has been completed and, furthermore, future parking is only allowed for residents of the motel.

Application 15/P/2723/PAI - Bristol Airport, North Side Road, Felton, Wrington

Although not on the agenda, Cllr Taylor proposed that the Meeting discuss this application as NSC would make a decision on it before the next Planning Committee (5 January). The Meeting agreed but decided there was no comment to make.

8 Other Planning Issues

- **NSC – Core Strategy, consequential changes to remitted policies**

This was noted and it was agreed no comment was necessary.

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

This was noted. It was agreed to carry this forward to the next meeting (5 January).

- **NSC Enforcement Report**

It was noted no date had been set for appeal APP/D0121/W/15/3132706 (F R R Ltd, Woodland off Brockley Combe Rd, Wrington Warren, Wrington).

It was also noted that the Government had initiated a consultation on the National Planning Policy Framework, mainly focussing on changes arising from elements of the Housing & Planning Bill. This would probably be an agenda item for the next meeting (5 January).

The Meeting was closed at 7.20pm

Chairman