

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Thursday 26 January 2016**

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

1 Apologies for absence

Apologies were received from Cllrs Simpson and Fowler.

2 Declarations of Interest

Cllr Ledbury declared an interest in relation to application 16/P/0043/MMA (Former Bennett Metcalfe Solicitors, High Street, Wrington, BS40 5QB) as she is a friend of the applicant.

3 Public Participation

There were no members of the public present.

4 Minutes of the previous meeting

The Minutes of the meeting held 5 January were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

The papers relating to the meeting held 13 January were noted:-

- The appeal against NSC's refusal of 14/P/2098/CUPA (Rydings Farm, Silver Street, Wrington) had been dismissed.
- The appeal against NSC's refusal of 14/P/1901/O (residential development of up to 80 dwellings at land off Brinsea Road, Congresbury) had been dismissed.
- Application 15/P/1414/O (141 dwellings at Pudding Pie Lane, Langford) had been recommended for approval.
- Application 15/P/0109/F (14 dwellings at Venus St, Congresbury) had been recommended for approval.

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/2480/F - 10 Orchard Close, Wrington, BS40 5ND – Approved.
- 15/P/2539/F - Land at Uplands, West Hay Road, Wrington, BS40 5NP – Approved.
- 15/P/2578/F - Hailstones Farm, Red Hill, Wrington, BS40 5TG – Approved.

7 Planning Applications

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

Application 15/P/2796/F - Aldwick Court Farm, Aldwick Lane, Redhill, Blagdon, BS40 5RF

Although in Backwell parish, the Council agreed to object to the application:-

- The location is inappropriate due to the access roads being unsuitable for heavy vehicles.
- The traffic figures quoted in the Planning Statement are not up to date and historic figures relating to farming are irrelevant.
- If the application is approved, the Council would like it conditioned that vehicles are prevented from using Aldwick Lane.
- Finally, it was agreed to send NSC a copy of a letter, sent last year, to the Office of the Traffic Commissioner about traffic problems caused by activities on the site.

Cllr Bigg joined the meeting.

Application 15/P/2884/TPO - Broadfield House Farm, New Road, Redhill, BS40 5TX

It was agreed to object to the proposed tree works. The applicant has not provided any justification for the necessity of the work apart from stating that it is needed due to construction work. However, no details of this or a planning application have been provided. Councillors questioned why, if due to construction work, a crown reduction was necessary.

Application 16/P/0028/TPO - 16 Alburys, Wrington, BS40 5NZ

It was agreed the Council had no objections to these proposed tree works.

Application 16/P/0043/MMA - Former Bennett Metcalfe Solicitors, High Street, Wrington, BS40 5QB

Councillors felt the proposed amendments were not of a minor nature and agreed to object to the application.

- Eastern boundary wall – the wall and railings are not in keeping with the street scene in the Conservation Area and will have a negative visual impact. The wall is also physically obtrusive and it is understood may have been constructed on highways land. High Street is a narrow road with no footway and it was felt the wall, in its current position, was a potential hazard as pedestrians had nowhere to avoid oncoming traffic. Councillors thought the wall should be removed and, if necessary, rebuilt on the line of the original railings.
- Refuse/recycling area – the orientation of the entrance door could create a hazard to the residents of the development, pedestrians and motorists due to the need to step into the road to open the door. This problem is exacerbated by poor visibility at this point in the road.

Councillors discussed that the application probably arose out of various discrepancies between the original application and the work that had been carried out. However, it was also felt this application did not address all of the discrepancies:-

- Roof tiles – The applicant has not used the tiles specified in the original application (14/P/1882/F). Councillors believe the appearance of the roof is

vital in maintaining the character of the street scene in the Conservation Area and are extremely disappointed that NSC have indicated no action will be taken in this matter.

- Parking area – six white poles, to deter parking by non-residents, have been installed. The poles were not included in the original or this application. Again these are inappropriate in the Conservation Area. Furthermore they pose an additional road safety hazard as the residents of the development will need to park on the road while moving the poles to gain access. The Council recommends these poles are removed. The tarmac has been extended beyond the parking area, partly covering a cobbled gully. This gully was a feature in the Conservation Area and the alteration of it could change the drainage in a road already prone to flooding.
- External lighting – the Council has received complaints from neighbours about the brightness of these lights. Again external lighting was not included in the original or this application and the lights are incompatible with the street scene and the Conservation Area.

Application 16/P/0064/MMA - Old Surgery, Station Road, Wrington, BS40 5NG

It was agreed there were no objections to the proposed amendments.

Application 16/P/0082/F - Redberries, Winters Lane, Redhill, BS40 5SH

It was agreed the Council had no objection to the proposed development.

Application 16/P/0092/F - Garage at Hailstones Farm, Red Hill, Wrington, BS40 5TG

It was agreed to object to the proposed development:-

- The proposal constitutes a new build in Green Belt and, as no exceptional circumstances have been submitted to justify the development, it is against current planning policy.
- The dimensions are unclear but Councillors were concerned the development would have a negative impact on the openness of Green Belt.
- Councillors queried the necessity for the proposed number of parking spaces and were concerned about any potential increase in traffic numbers given the potentially hazardous access onto the A38.
- Finally it was noted that the information in the Design & Access Statement relating to wildlife numbers was out of date.

8 Other Planning Issues

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

It was agreed Councillors should let Cllr Glynn have any comments by 28 January.

- **NSC’s review of the ‘Sustainability assessment of rural settlements’ - revised assessment for Wrington.**

It was agreed Councillors should let Cllr Glynn have any further comments by 28 January.

- **Department for Communities & Local Government – National Planning Policy: consultation on proposed changes**
It was agreed to carry this forward to the next meeting (16 February).
- **North Somerset Council - Sites and Policies Plan Part 1: Development Management Policies, Proposed Main Modifications Consultation**
It was agreed to carry this forward to the next meeting (16 February).

The Meeting was closed at 7.20pm

Chairman