

**Minutes of a Meeting of the Planning Committee of
Wroughton Parish Council
held in the John Locke Room on Thursday 10 May 2016**

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

In attendance: Mr Clive Hall

1 Apologies for absence

Apologies were received from Cllr Yamanaka.

2 Declarations of Interest

Cllr Simpson declared a personal interest in relation to application 16/P/0877/F (The Long Room at Lye Hole Farm, Sutton Lane, Redhill, BS40 5RL) as he knows the applicant.

3 Public Participation

Mr Clive Hall addressed the meeting in relation to application 16/P/0862/LDE (Gatcombe Farm, West Hay Road, Wroughton, BS40 5GF). He outlined the history of nuisance problems relating to the site and urged Councillors to object to the application. Cllr Taylor thanked Mr Hall for attending.

Mr Hall left the meeting.

4 Minutes of the previous meeting

The Minutes of the meeting held 19 April were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was noted there were no items of direct relevance to Wroughton on the agenda for the meeting to be held on 11 May.

6 Decision Notices issued by NSC

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

- 16/P/0043/MMA – Former Bennett Metcalfe Solicitors, High Street, Wroughton, BS40 5QB – Approved
It was agreed to contact NSC about outstanding enforcement issues.
- 16/P/0092/F - Garage at Hailstones Farm, Red Hill, Wroughton, BS40 5TG - Refused
- 16/P/0649/F - Golden Lion, Broad Street, Wroughton, BS40 5LA – Approved
- 16/P/0691/EIA1 - L and at Cox's Green, Wroughton – EIA not required
- 16/P/0699/F - Agricultural Building at Court Farm, Ladywell, Wroughton, BS40 5LT - Withdrawn by applicant

It was also noted 16/P/0714/F (Bramley Cottage, Bullhouse Lane, Wrighton, BS40 5NY) and 16/P/0751/HHPA (Four Winds, Cox's Green, Wrighton, BS40 5QX) had both been approved, with the Decision Notices received after the meeting papers had been circulated.

7 Planning Applications

A list of planning applications had been circulated prior to the meeting. Cllr Taylor introduced two applications, 16/P/1041/NMA and 16/P/1059/PAI (Bristol International Airport, North Side Road, Felton, BS48 3DP) and explained that, although not on the agenda, NSC would probably make a decision on these before the next Planning Committee meeting (31 May). He asked if these could be considered as an extraordinary matter. The meeting agreed.

Application 16/P/0859/F - The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP

It was noted the Bungalow Inn is in Butcombe parish but is close to the boundary. It was agreed to object to the application:-

- The site is in Green Belt. This latest application will increase the floor area of the development from 732m² to 1682m² resulting in an unacceptable intrusion on the openness of the Green Belt. Furthermore, no exceptional circumstances have been submitted to mitigate the negative impact on the Green Belt.
- As the development is out of keeping with the area it is contrary to current planning policy.
- A traffic impact analysis should be required as, if the motel is well used, there will be an increase in traffic accessing the lane from the A38.
- Councillors noted the comments from the Flood Risk Team on the previous application 15/P/0377/F which appear not to have been addressed.
- Finally, the application states that no staff will be engaged on site which would appear to be an error.

Application 16/P/0862/LDE - Gatcombe Farm, West Hay Road, Wrighton, BS40 5GF

The Council agreed to object to the application.

- The site is in Green Belt, outside the settlement boundary and is currently classed as agricultural use.
- There has been a history of complaints by neighbouring residents to NSC about the unauthorised activities on site which have included anti-social behaviour and noise nuisance. It is understood residents have submitted a detailed report and the local Member of Parliament has recently visited the area and agreed with residents that the situation is unacceptable.
- The Council believes that it has not been proved that there has been an uninterrupted use of the site for 10 years and NSC's own records will list the various enforcement investigations that have been carried out.
- There are two designated sites of Nature Conservation near the site which must be affected by the activities being undertaken.
- Finally, it is believed, some of the buildings on site contain asbestos which could pose a serious threat to the users.

Application 16/P/0877/F - The Long Room at Lye Hole Farm, Sutton Lane, Redhill, BS40 5RL

Councillors agreed there was no objection in principle to the proposed development. However, Councillors commented that access was by a narrow lane which required care in negotiating. Finally, if approved, it should be conditioned that parking is restricted to the residents of the holiday accommodation. It should also be condition that the property cannot be sold separately from the main site in the future.

Application 16/P/0908/WT - Innex Cottage, Ropers Lane, Wrington, BS40 5NH

It was agreed to object to the proposed felling as the tree has public amenity value. The tree appears not to be diseased, does not pose any immediate threat to property and no other reason has been put forward to justify the work. The application states that the tree is exposed to winds but it appears to have withstood this exposure to date. The Council would, therefore, suggest that the tree should be protected with a Tree Protection Order.

Application 16/P/0924/EIA1 - Land East of Silver Zone Car Park, Bristol Airport, Wrington

The Council agreed that an Environmental Impact Assessment was necessary.

It was noted that the site is in Green Belt and outside the airport operational boundary. Therefore the proposal would not constitute airport permitted development and would require a full planning application. It was agreed to cite a previous EIA conducted by the airport eleven years ago. Councillors questioned how any further car numbers could not help but have a serious impact on traffic and also believed the environmental impact of the toxins from parked cars leaking through the semipermeable membrane needed investigation. Councillors were also concerned about the impact of lighting on bats as the area is a known foraging area. Finally, if approved, the dates of operation should be conditioned and the land should be reinstated after use.

Application 16/P/0962/HHPA - Redberries, Winters Lane, Redhill, BS40 5SH

It was agreed there was no objection to this application.

Application 16/P/0973/F - Aldwick Court Farm, Aldwick Lane, Redhill, BS40 5RF

It was noted the site was in Blagdon parish but the access route is in Wrington parish.

Councillors agreed there was no objection in principle to the application but were concerned about road safety on Aldwick Lane. Therefore, if approved, it should be conditioned against the usage of Aldwick Lane as an access route.

Application 16/P/0997/F - Myrtle Cottage, School Road, Wrington, BS40 5NB

The Council agreed there was no objection in principle to the extension and the garage. However, it was agreed to object to the demolition of part of the boundary wall as this would have a negative impact on the streetscene and is, therefore, contrary to current planning policy.

Application 16/P/1041/NMA – Bristol International Airport, North Side Road, Felton BS48 3DP

It was agreed there was no objection to the application.

Application 16/P/1059/PAI – Bristol International Airport, North Side Road, Felton BS48 3DP

The Council agreed there was no objection in principle to the temporary hangar, but, if approved, an ‘end of operation’ date should be conditioned.

8 Other Planning Issues

NSC Enforcement Report

This was noted.

The Meeting was closed at 7.35pm

Chairman