

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Thursday 21 June 2016**

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

In attendance: Mr John Wrightson (from item 8)

1 Apologies for absence

There were no apologies for absence.

2 Declarations of Interest

Cllr Yamanaka declared a personal interest in relation to application 16/P/1402/RG3 (Wrington C of E Primary School, School Road, Wrington, BS40 5NA) as she is a school governor and lives next to the school.

3 Public Participation

There were no members of the public present at the beginning of the meeting (see item 8).

4 Minutes of the previous meeting

The Minutes of the meeting held 31 May were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

As reported at the last meeting, there were no items of direct relevance to Wrington on the agenda for the meeting held on 8 June and the papers for the next meeting had yet to be issued.

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/0652/HHPA - 5 Lawrence Road, Wrington, BS40 5QF – prior approval not required
- 16/P/0877/F - The Long Room at Lye Hole Farm, Sutton Lane, Redhill, BS40 5RL – approved
- 16/P/0924/EIA1 - Land East of Silver Zone Car Park, Bristol Airport, Wrington – approved
- 16/P/0962/HHPA - Redberries, Winters Lane, Redhill, BS40 5SH – prior approval not required
- 16/P/0973/F - Aldwick Court Farm, Aldwick Lane, Redhill, BS40 5R – approved

- 16/P/1059/PAI - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP – approved
- 16/P/1167/WT - The Cottage, The Old Rectory, Broad Street, Wrington, BS40 5LD – withdrawn
- 16/P/1248/WT - The Old Rectory, Broad Street, Wrington, BS40 5LD – approved (this had not been registered correctly by NSC and, therefore, the Council were not consulted before a decision was issued).
- 16/P/1241/PAI - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP – approved (the deadline for comments had meant Council had been unable to submit a comment).

It was also noted 16/P/1154/WT (Applegarth, High Street, Wrington, BS40 5QD) 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 16/P/1217/F - 13 Ashford Road, Redhill, BS40 5TH

It was agreed the Council had no objections in principle to the application. It was noted that the approval of a previous application (12/P/2218/F) had conditioned the applicant to repair the road surface. It was understood this had been done but the road was now beginning to deteriorate again.

Application 16/P/1243/MMA - The Old Surgery, Station Road, Wrington, BS40 5NG

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

Application 16/P/1292/F - Garage at Hailstones Farm, Red Hill, Wrington, BS40 5TG

The Council agreed to object on the following grounds:-

- Councillors felt the plans were not viable given the height of the building.
- No explanation has been provided as to why the building has become redundant. Therefore the application does not fit within current planning policy.
- Road safety - access to the site and neighbouring properties is via an 'unadopted' farm track. Holiday letting could lead to an increase in traffic for which this track is not suitable. The junction with the A38 also poses serious safety issues.
- Airport parking – this site has been investigated by Enforcement in the past. Should the application be approved parking should be strictly conditioned.
- The proposed development could exacerbate negative neighbour impacts, which it is believed have already occurred following approval of a previous application (15/P/2578/F).
- Finally it was noted that the information in the Design & Access Statement relating to wildlife numbers is out of date.

Application 16/P/1373/TPO & 16/P/1374/WT - Butts Orchard, Butts Batch, Wrington, BS40 5LN

Councillors agreed there were no objections to either of these applications.

Application 16/P/1387/F - 20 Garstons Close, Wrington, BS40 5NA

It was agreed to object to the proposed development:-

- The front and rear elevation drawings are incorrectly labelled.
- The first floor plan is confusing and it is unclear how it fits with the other plans.
- Councillors were concerned about the potential for negative neighbour impact on properties in Garstons, particularly in relation to privacy in gardens and bedrooms. Councillors believed the proposal was, therefore, contrary to current planning policy.

Finally, following a recent site visit, it had been noticed that 18 Garstons Close had extended their roof so that it touches the wall of 20 Garstons Close. Extensive building work also appears to be underway at the rear of number 18 which, again, leads to concerns about negative neighbour impact. It was agreed to mention this in the comment to NSC and also to contact Enforcement to enquire if the work fell within permitted development.

Application 16/P/1402/RG3 - Wrington C of E Primary, School Road, Wrington, BS40 5NA

It was agreed the Council had no objection to this application.

8 Other Planning Issues

North Somerset Local Plan 2018-2036: Pre-commencement Document

Cllr Taylor requested Councillors let him have any comments on this consultation by the end of the month.

Mr John Wrightson joined the meeting.

Cllr Taylor informed Councillors that a Planning Committee meeting would be held on Tuesday 28 June at 6.00pm, in the Memorial Hall, to discuss application 16/P/1291/O (Land at Cox's Green, Wrington). As this is a large and complicated application he urged Councillors to look at the plans on NSC's website.

Cllr Fowler left the meeting.

Mr John Wrightson asked whether the Council had received, via email, a letter from the Bakers Buildings Residents Association requesting the Council create a car park at the old surgery site at Station Road, rather than the landscaped area proposed. It was confirmed that the letter had been received and, although the agenda for the next Parish Council meeting (20 July) had yet to be prepared, correspondence was usually included on the agenda.

Mr Wrightson left the meeting.

The Meeting was closed at 7.10pm

Chairman