

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Thursday 2 August 2016**

<b>Present:</b>	Mr B Taylor (Chair)	Mr D Glynn
	Mr J Rawlins	Mrs P Ledbury
	Mr S Lovell	Mrs G Bigg
	Mrs D Yamanaka	Ms J Bishop (Assistant Clerk)

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**1 Apologies for absence**

Apologies were received from Cllrs Simpson, Fowler and Robertson.

**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 12 July were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

It was reported there were no items of direct relevance to Wrington on the agenda for the meeting held on 13 July and the papers for the next meeting had yet to be issued. However, it was understood that applications 16/P/0859/F (The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP) and 16/P/1486/F (Bristol Airport, North Side Road, Felton, BS48 3DY) had been referred to the Committee.

**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/1292/F - Garage at Hailstones Farm, Red Hill, Wrington, BS40 5TG - approved
- 16/P/1373/TPO - Butts Orchard, Butts Batch, Wrington, BS40 5LN – refused

It was also noted that 16/P/1570/NMA (Land at Yeowood Farm, off Wrington Road, Congresbury) had been refused. The Council had not been informed of this as the site is not in the parish.

**7 Planning Applications**

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

**Application 16/P/1595/F - NatWest, Broad Street, Wrington, BS40 5JZ**

Councillors agreed to object to the application:-

- The Council is concerned at the loss of yet more commercial premises from the village. This is particularly worrying given that the premises are in the designated Local Centre. In this instance Councillors did not believe the need for residential accommodation outweighed the loss of commercial premises.

- Councillors also questioned whether the property had been marketed adequately and with a reasonable rent.
- The statements relating to parking in the Design and Access Statement are inaccurate as parking (in both Broad Street and High Street) is very restricted, both during the day and at night.
- The Design & Access Statement is also inaccurate in relation to public transport which is very limited and/or inaccessible without a car.
- Finally, as the property is in the Conservation Area, Councillors felt the windows should be more in keeping with neighbouring properties to further enhance the street scene.

**Application 16/P/1620/F - Quarry Farm, Row of Ashes Lane, Redhill, BS40 5TU**

It was agreed the Council had no objection to the proposed development. However, if approved, parking should be conditioned in similar terms to condition 7 of the Decision Notice for 16/P/1292/F (Garage at Hailstones Farm, Red Hill, Wrington, BS40 5TG).

**Application 16/P/1739/F - Warren House, Brockley Combe Rd, Backwell, BS48 3DF**

It was reported that the papers for this application were not currently available on NSC's website. It was agreed to carry this application forward to the next meeting (23 August) and to ask NSC for an extension to the deadline for comments.

**Application 16/P/1742/F and 16/P/1743/LB - Lye Hole Farm, Sutton Lane, Redhill, Wrington, BS40 5RL**

It was agreed the Council had no comment to make on this application.

**Application 16/P/1798/EIA1 - Land to East of Blackmoor, Langford, Churchill**

The Council agreed to discuss this application because, although not on the agenda, NSC's deadline for comments was before the next meeting. It was agreed the Council had no comment to make on necessity or otherwise of an Environmental Impact Assessment.

## **8 Other Planning Issues**

- **North Somerset Council - Core Strategy  
Consultation on proposed modifications to remitted policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33**  
It was agreed to carry this forward to the next meeting (23 August) and Councillors should bring any comments with them to that meeting.
- **North Somerset Council - Adoption of North Somerset Sites and Policies Plan Part 1: Development Management Policies**  
This was noted. It was felt a comment was probably not necessary. However, it was agreed to carry this forward to the next meeting (23 August) and Councillors should bring any comments with them to that meeting.

The Meeting was closed at 6.50pm

**Chairman**