

**Minutes of a Meeting of the Planning Committee of
Wroughton Parish Council
held in the John Locke Room on Thursday 12 July 2016**

Present: Mr B Taylor (Chair) Mr D Glynn
Mrs G Bigg Mrs D Yamanaka
Mr J Rawlins Mr S Lovell
Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Fowler, Ledbury, Woolf, Simpson, and Robertson

2 Declarations of Interest

Cllr Yamanaka declared a personal interest in relation to application 16/P/1414/RG3 (Wroughton C of E Primary School, School Road, Wroughton, BS40 5NA) as she is a school governor and lives next to the school. Councillors agreed that they should declare an interest in 16/P/1423/F (Land at The Old Surgery, Station Road, Wroughton, BS40 5NG) as the Council has written the management plan and intends to take over ownership of the land.

3 Public Participation

There were no members of the public present.

4 Minutes of the previous meeting

The Minutes of the meeting held 28 June were reviewed and adopted as a true record. There were no matters arising. Cllr Lovell asked if a comment on 16/P/1291/O (Land at Cox's Green, Wroughton) had been submitted to NSC. It was confirmed the comment was still being prepared.

5 NSC Planning and Regulatory Committee

It was reported there were no items of direct relevance to Wroughton on the agenda for the meeting held on 13 July 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:-

- 15/P/2794/LDE - Ash Dale, Downside Road, Backwell, BS48 3DQ - approved
 - 16/P/0862/LDE - Gatcombe Farm, West Hay Road, Wroughton, BS40 5GF - Split decision
 - 16/P/0997/F - Myrtle Cottage, School Road, Wroughton, BS40 5NB - withdrawn
 - 16/P/1123/RG3 - Wroughton C of E Primary School, School Road, Wroughton, BS40 5NA - approved
 - 16/P/1374/WT - Butts Orchard, Butts Batch, Wroughton, BS40 5LN - withdrawn
 - 16/P/1494/PAI - Bristol Airport, North Side Road, Felton, BS48 3D - approved.
- It was noted NSC had issued a decision before the Council had discussed this application.

7 Planning Applications

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

Application 16/P/1414/RG3 - Wrington C of E Primary School, School Road, Wrington, BS40 5NA

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

16/P/1423/F - Land at The Old Surgery, Station Road, Wrington, BS40 5NG

Councillors agreed not to comment on this application (see item 2 above).

Application 16/P/1440/F - Bristol Airport, North Side Road, Felton, BS48 3DY

The Council discussed the fact that additional staff parking might be required due to the presence of contractors on site and that this would probably become more of a problem once work started on the proposed multi storey car park. However, Councillors were concerned that the proposal represented creeping expansion onto green sites and, therefore, felt that landscaping was essential to minimise the visual impact of the proposal. Councillors also noted with regret that a badger sett would be closed down.

Application 16/P/1455/F - Bristol Airport, North Side Road, Felton, BS48 3DY

Councillors discussed how this proposal related to the original outline planning application (09/P/1020/OTP) and although they welcomed additional parking (which would minimise the necessity to develop the land surrounding the airport) they were disappointed that the proposal differed from the original application.

Councillors were also confused by the proposal to initially only build three of the five storeys as adding two storeys at a later date would mean closure/disruption to the facility. Councillors were concerned that this could create a demand for further development on land around the airport which would be unacceptable.

Application 16/P/1486/F - Bristol Airport, North Side Road, Felton, BS48 3DY

The Council agreed to object:-

- The application should be refused until completion of the multi-storey car park. Conditions relating to the approval of the original outline planning application (09/P/1020/OTP) were designed to protect the Green Belt but this proposed development will result in the destruction of agricultural land and the rural landscape.
- The application is for use between May-October but the impact of the development will be year round.
- The development will have a negative impact on wildlife.
- Flooding – it is accepted that Wrington is at risk of flooding and that not all the contributing factors are understood. The Council is concerned that any development to the south of the airport could cause problems and research is needed to demonstrate that there would not be any effects on Wrington. It was agreed that Cllrs Glynn and Taylor would prepare a detailed response on this point.
- Finally, if approved, it should be conditioned that the facility is only allowed on a temporary basis until the construction of the multi-storey car park is complete and, after which, the site is re-instated to its present condition.

Application 16/P/1509/LB - Lye Hole Farm, Sutton Lane, Redhill, Wrington, BS40 5RL

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

Application 16/P/1555/F - Hailstones Farm, Red Hill, Redhill, Wrington, BS40 5TG

The Council agreed to object to the proposed development:-

- This application follows several applications to create holiday lets and to sub-divide buildings on the site, which is in Green Belt and outside the settlement boundary.
- The increase in the height and the extension of the garage are unacceptable in Green Belt. The increased bulk of the development will harm the openness of the Green Belt and, therefore, is contrary to planning policy.
- The Council is concerned about negative neighbour impacts following the previous development of the site and believes further development will only exacerbate this.
- The site is accessed by a farm track which is unsuitable for any further increase in traffic numbers. The junction with the A38 also poses serious safety issues.

Cllr Yamanaka left the meeting.

16/P/1570/NMA - Land at Yeowood Farm, off Wrington Road, Congresbury

The Council agreed to discuss this application because, although not on the agenda, and in Congresbury parish, the site is close to the parish boundary. It was agreed to object:-

- The drawing submitted is inaccurate as the 'Hay Barn' has already been developed and, it is believed, is occupied.
- The approval of the original application (13/P/1500/F) conditioned landscaping for shielding. This work has not been completed. Given that there will be three buildings on site, the Council feels this should be prioritised to minimise the visual impact of the site.
- Furthermore, the approval of the original application (13/P/1500/F) conditioned grass verges as well as raised and dropped kerbs at the entrance. However the Council questions the safety of the raised kerb and believes this could lead to road safety issues. The access to the site is very close to a blind bend in the road. The road is also too narrow for two vehicles to pass and is subject to the national speed limit.

8 Other Planning Issues

- **NSC Enforcement Report**

This was noted.

The Meeting was closed at 7.40pm

Chairman