

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Thursday 23 August 2016**

Present: Mr B Taylor (Chair) Mr D Glynn
Mrs P Ledbury (to item 8) Mrs G Bigg
Mrs J Fowler Mr S Lovell
Mrs D Yamanaka (from item 5) Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Simpson 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 2 August were reviewed and adopted as a true record. There were no matters arising.

Cllr Yamanaka joined the meeting.

5 NSC Planning and Regulatory Committee

It was reported that the only item of direct relevance to Wrington on the agenda for the meeting held on 10 August was 16/P/0859/F (The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP) which had been refused.

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/0859/F - The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP - refused
- 16/P/1387/F - 20 Garstons Close, Wrington, BS40 5NA – approved
- 16/P/1402/RG3 - Wrington C of E Primary School, School Road, Wrington, BS40 5NA – approved
- 16/P/1414/RG3 - Wrington C of E Primary School, School Road, Wrington, BS40 5NA - approved
- 16/P/1555/F - Hailstones Farm, Red Hill, Redhill, Wrington, BS40 5TG - refused

7 Planning Applications

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

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

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

Application 16/P/1753/F - Broadfield House Farm, New Road, Redhill, BS40 5TX

Councillors agreed there was no objection in principle to the proposed conversion. However it should be conditioned that the annex is tied to the main building and cannot be sold separately. Furthermore it should not be used as a holiday let. Councillors were pleased to see that the Design & Access Statement made recommendations for the protection of bats and thought these recommendations should also be conditioned.

Application 16/P/1795/RM - Bristol Airport, Silver Zone Car Park, Felton, Wrington, BS48 3DY

The Council agreed to object to the application:-

- Being two storeys the proposed building is double the size of that in the original application (09/P/1020/OT2). This increase in bulk will impact on the openness of the Green Belt.
- If a two storey building is approved the car hire facility should also be located in the building to minimise further impact on the Green Belt.
- Councillors felt the design of the building was not appropriate for the location. The design would be more appropriate if the building was relocated closer to the existing hangars and other tall buildings.
- Councillors were concerned about light pollution which is an already recognised issue and hoped BA would consider the use of movement sensitive lighting, etc, to minimise the building's impact.
- In relation to the asphalt road, the Council would prefer the use of a permeable surface to aid drainage.
- Finally, it should be conditioned that, once the proposed building is completed, the existing building should be demolished to, again, minimise the impact of development on the openness of the Green Belt.

Application 16/P/1824/TPO - 6 Old Bell Court, Wrington, BS40 5QH

It was noted the tree is actually T11 and not T1 as stated in the application. Councillors agreed to object to the proposed work. The tree has public amenity value and no justification for the necessity for the work has been provided. In fact the application states the tree is not diseased or in danger of breaking/falling.

Application 16/P/1854/F - Land off Sutton Lane, Butcombe, BS40 7XQ

It was noted the site is in Butcombe parish but is close to the boundary with Wrington parish. It was agreed there was no objection in principle to the change of use. However, Councillors were concerned about the narrowness of Sutton Lane (which has very few passing places) and whether this was suitable for the type of vehicles that would be associated with the proposed use. The application does not state how the access track to the stables will be constructed and Councillors agreed a permeable surface should be conditioned to aid drainage.

Finally, as the site is in Green Belt, it should also be conditioned that that no external lighting should be installed and the site should not be used for commercial purposes.

Cllr Ledbury left the meeting.

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 Cllr Glynn would prepare a comment for submission.
- **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 not necessary.
- **North Somerset Council - draft Local Planning Application Requirements**
It was agreed to carry this forward to the next meeting (13 September) and
Councillors should bring any comments with them to that meeting.

The Meeting was closed at 6.55pm

Chairman