

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Thursday 13 September 2016**

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

1 Apologies for absence

Apologies were received from Cllrs Simpson and Ledbury.

2 Declarations of Interest

Cllr Yamanaka declared a personal interest in relation to 16/P/1990/F (All Saints Church, Station Road, Wrington, BS40 5LF) as she is a member of the church choir.

3 Public Participation

There were no members of the public present.

4 Minutes of the previous meeting

The Minutes of the meeting held 23 August were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was reported that the only items of direct relevance to Wrington on the agenda for the meeting to be held on 14 September were 16/P/1455/F & 16/P/1486/F (both for Bristol Airport, North Side Road, Felton, BS48 3DY). Furthermore it was understood the proposed housing development at Wrington Lane/Cobthorn Way in Congresbury would be the subject of an Inquiry provisionally scheduled for March or April of next year.

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/1243/MMA - The Old Surgery, Station Road, Wrington, BS40 5NG
- approved
- 16/P/1423/F- Land at The Old Surgery, Station Road, Wrington, BS40 5NG
- approved
- 16/P/1217/F - 13 Ashford Road, Redhill, BS40 5TH – refused
- 16/P/1854/F - Land off Sutton Lane, Butcombe, BS40 7XQ - approved

It was also noted the following Decision Notices had been received after the meeting papers had been circulated:-

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

- 16/P/1742/F and 16/P/1743/LB - Lye Hole Farm, Sutton Lane, Redhill, Wrington, BS40 5RL - approved
- 16/P/2041/PAI - Bristol International Airport, North Side Road, Felton, Wrington, BS48 3DP – approved (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/1945/WT - Four Aces, Blackmoor, Langford, BS40 5HJ

It was noted the site is not in the parish but is adjacent to the boundary. The Council agreed to object to the application because, as the height of the trees had not been specified, it was impossible to judge whether the proposed work was excessive.

Application 16/P/1948/CUPA - Barn at Rydings Farm, Silver Street, Wrington, BS40 5QN

It was agreed there was no objection in principle to the proposed development. However, Councillors wanted to raise the following:-

- The site is outside the settlement boundary, in an elevated position and is highly visible in the Green Belt. Given this location, the proposal could be improved if the windows were of a more traditional design. The material to be used to make the windows has not been specified and the Council would prefer the use of hardwood.
- As the proposed development is in the centre of the farm an agricultural tie should be conditioned.
- The Bat Survey is out of date and a new survey should be undertaken.

Application 16/P/1968/F - Warfords, School Road, Wrington, BS40 5NB

The Council agreed there were no objections to this application.

Application 16/P/1978/WT - Wringbrook House, Station Road, Wrington, BS40 5LG

It was agreed there were no objections to this application.

Application 16/P/1990/F - All Saints Church, Station Road, Wrington, BS40 5LF

Councillors agreed there was no objection in principle to the proposed work. However, as there is anecdotal evidence that bats use the building a Bat Survey should be undertaken.

Application 16/P/2041/PAI - Bristol International Airport, North Side Road, Felton, Wrington, BS48 3DP

See agenda item 6 above.

8 Other Planning Issues

- **Appeals at Gatcombe Farm, West Hay Road, Wrington, BS40 5GF:-**
APP/D0121/C/ 16/3156081 – Gatcombe Farm,
APP/D0121/C/ 16/3156082 – Unit 21
APP/D0121/C/ 16/3156085 – Unit 50
APP/D0121/C/ 16/3156087 – Units 30-49
APP/D0121/C/ 16/3156090 – Unit 70
APP/D0121/C/ 16/3156093 – Top Yard

It was agreed to prepare a comment summarising and reiterating the Council's previous comments.

- **North Somerset Council - draft Local Planning Application Requirements**
It was agreed Cllr Glynn would prepare a comment for submission.
- **North Somerset Council - Community Infrastructure Levy (CIL) Draft Charging Schedule**
It was agreed Cllr Glynn would prepare a comment for submission.

The Meeting was closed at 7.00pm

Chairman