

**Minutes of a Meeting of the Planning Committee of  
Wroughton Parish Council  
held in the John Locke Room on Wednesday 7 December 2016**

**Present:** Mr B Taylor (Chair) Mr D Glynn  
Mr S Lovell Mr D Simpson  
Mrs J Fowler Mrs D Yamanaka  
Mrs G Bigg (from item 4) Ms J Bishop (Assistant Clerk)

In attendance: Mr D Ridge, Mrs N Ridge, Mr M Owen, Mrs J Owen and  
Mrs L Robinson.

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**1 Apologies for absence**

Apologies were received from Cllrs Lankester, Robertson and Ledbury.

**2 Declarations of Interest**

Cllr Simpson declared a personal interest in relation to application 16/P/2776/TPO (5 Lawders Orchard, Wroughton, BS40 5PD) as he knows the applicant.

**3 Public Participation**

Mr & Mrs Ridge, Mr & Mrs Owen and Mrs L Robinson attended to hear the Committee's discussion on 16/P/2618/F (Old Bakehouse, The Triangle, Wroughton, BS40 5LB). Cllr Taylor offered to bring the Committee's discussion on this application forward in the Agenda.

**4 Minutes of the previous meeting**

The Minutes of the meeting held 15 November were reviewed and adopted as a true record. There were no matters arising which were not covered by points on the Agenda.

**Application 16/P/2618/F - Old Bakehouse, The Triangle, Wroughton, BS40 5LB**

Mr Ridge summarised a letter of objection he had submitted to NSC:-

- The proposed development is too high, will lead to loss of privacy for neighbours and is contrary to the Residential Design Guide.
- The large size is unsuitable for an elderly person who is 'down-sizing' and a single storey building would be more appropriate.
- The access is poor and there is an issue of parking congestion in the area.
- There are ecological concerns relating to bats and swallows if the 'old barn' is used as an access route.

*Cllr Bigg joined the Meeting.*

After discussing the application, the Council agreed to object:-

- The proposed development is for a substantial new building in the Conservation Area.

- Due to its size and location it will lead to negative neighbour impacts, particularly in relation to loss of privacy due to overlooking and is, therefore, contrary to the Residential Design Guide.
- Councillors questioned how the size of the proposed development could be appropriate for the stated proposed use.
- The Council felt a single storey building would be more appropriate both for 'down-sizing' and for the location.
- Councillors were concerned that the proposed access was very restrictive and was not suitable for use by emergency vehicles. Parking in the area is often difficult leading to congestion.

*Mr & Mrs Ridge, Mr & Mrs Owen and Mrs L Robinson left the Meeting.*

## **5 NSC Planning and Regulatory Committee**

Cllr Taylor reported that the last meeting had been on 9 November and that the papers for the next Meeting were not yet available.

## **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/1798/EIA1 - Land to East of Blackmoor Langford, Churchill – EIA not required.
- 16/P/2514/F - The Flower Shop, Nates Lane, Wrington, BS40 5RS - approved

It was also noted 16/P/2329/F (22 Orchard Close, Wrington, BS40 5ND) 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/2626/LDE - Land at The Oaks, Downside Road, Backwell, BS48 3DQ**

It was noted the site is in Backwell parish but that access is from Downside Road which is in Wrington parish. The site is also in Green Belt.

It was agreed to support Backwell parish's objection but on the grounds that the application does not demonstrate ten years' continuous use. It was believed NSC's own records would show enforcement proceeding and complaints about illegal car parking on site.

### **Application 16/P/2659/F - 10 Kings Road, Wrington, BS40 5LW**

The Council agreed there were no objections in principle to the proposed development but would like to be assured it was not contrary to the Residential Design Guide, particularly in relation to negative neighbour impacts.

### **Application 16/P/2665/TPO - 39a The Glebe (Former Station Road Surgery), Wrington, BS40 5LX**

Councillors agreed to object to the proposed tree works. The trees and hedgerow have public amenity value, are healthy, do not represent a safety

threat and no justification for the work has been provided. The applicant must have been aware of the TPO when they purchased the property and, as it appears the works are only for cosmetic purposes, approval would undermine the value of the TPOs.

**Application 16/P/2675/F - Mill Farm Cottage, Mill Lane, Wrington, BS40 5RA**  
The Council agreed there were no objections to this application.

**Application 16/P/2729/WT - Court House, The Triangle, Wrington BS40 5LB**  
It was agreed there were no objections to this application

**Application 16/P/2753/F - The Old Dairy, Cox's Green, Wrington, BS40 5QU**  
Councillors agreed to object to the proposed development:-

- The property is outside the settlement boundary and the application does not demonstrate that use as tourist accommodation has proved unviable (which is required if the property is to be converted to residential use within ten years of planning approval).
- The documents provided suggests that the property has only been advertised locally or as a commercial property and it does not appear to have been marketed appropriately as tourist accommodation. In fact, the front page of the Marketing Report includes a picture of a 'To Let' sign in front of the property.

**Application 16/P/2776/TPO - 5 Lawders Orchard, Wrington, BS40 5PD**  
It was agreed to object to the proposed tree works, reiterating the Council's objection to the recent application (16/P/2112/TPO). The new application appears to contradict the Delegated Report to 16/P/2112/TPO when the Tree Officer said the tree was healthy, had some public amenity value and the proposed works would have a detrimental effect on its value and health. Therefore, unless circumstances have changed radically, Councillors could see no justification for the proposed work.

**Application 16/P/2788/O - Pine Farm, Wrington Hill, Wrington, BS40 5PJ**  
The Council agreed there were no objections in principle to the proposed development. However, Councillors felt the buildings should not be higher than the existing farm buildings or, preferably, should be single storey or chalet type buildings to minimise any visual impact.

Finally, it was agreed to comment that a condition of the original application (03/P/0240/F) required the demolition of the original dwelling and the Council would like assurance that this building has been demolished before any further development is permitted.

## **8 Other Planning Issues**

- **NSC Enforcement Report**  
This was noted.
- **Appeal (APP/D0121/W/ 16/3158802) against refusal of 16/P/1217/F (13 Ashford Road, Redhill, BS40 5TH)**  
The Council agreed to comment on the condition of Ashford Road the maintenance of which was conditioned under application 12/P/2218/F. The

applicant is responsible for maintenance and although some work has been done in the past the surface of the road is, once again, in a poor condition.

- **Appeal (APP/D0121/C/ 16/3158419) against an enforcement notice on The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP**  
Councillors agreed to support NSC's stance on this enforcement issue. It was also noted that the appellant has recently appealed against the refusal of application 16/P/0859/F.
- **North Somerset Council – Site Allocations Plan Publication Stage Consultation**  
Councillors were urged to read the documents for this consultation and to submit any comments to Cllrs Glynn and Taylor who would prepare a response.
- **West of England (WoE) consultation on the Joint Spatial Plan (JSP) and Joint Transport Study**  
Councillors were urged to read the documents for this consultation and to submit any comments to Cllrs Glynn and Taylor who would prepare a response.

Finally Cllr Taylor reminded Councillors that the next meeting would be on Tuesday 20 December, subject to there being anything to discuss.

The Meeting was closed at 7.35pm

**Chairman**