

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Wednesday 20 December 2016**

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

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**1 Apologies for absence**

Apologies were received from Cllr Ledbury.

**2 Declarations of Interest**

Cllr Taylor declared a personal interest in relation to application 16/P/2881/TPO (16 Alburys, Wrington, BS40 5NZ) as he knows the applicant.

**3 Public Participation**

There were no members of the public present.

**4 Minutes of the previous meeting**

The Minutes of the meeting held 7 December were reviewed and adopted as a true record. There were no arising matters.

**5 NSC Planning and Regulatory Committee**

Cllr Taylor reported that the last meeting had been on 14 December and the only items directly relating to Wrington parish were appeals APP/D0121/W/ 16/3158802 (against refusal of 16/P/1217/F, 13 Ashford Road, Redhill, BS40 5TH) and APP/D0121/C/ 16/3158419 (against an enforcement notice on The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP) which the Committee had noted. It was also reported that the hearing for APP/D0121/W/ 16/3158146 (erection of an agricultural workers dwelling at land off Wrington Road, Congresbury) had been on 13 December but the outcome was unknown.

**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/2369/CUPA - Agricultural Building at Broadfield House Farm, New Road, Redhill, BS40 5TX - prior approval required and granted
- 16/P/2385/F - Prospect House, Broad Street, Wrington, BS40 5LA – approved
- 16/P/2525/F - 2 Udley Farm Cottages, West Hay Road, Wrington, BS40 5NP - approved

It was also noted 16/P/0660/F (Forge Cottage, Silver Street, Wrington, BS40 5QE) 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/2864/F - Woodsman Cottage, West Hay Road, Wrington, BS40 5NW**

It was noted the site is outside the settlement boundary and in Green Belt. The Council agreed to object to the proposed extension of barn:-

- The plans are confusing due to mislabelling and the fact that the extension is shown as being on the wrong side of the building on one of the plans.
- A previous application (13/P/0175/F) was withdrawn by the applicant as NSC recommended refusal on the grounds that the location is very prominent and the building would have a negative effect on the appearance of the countryside and was, therefore, contrary to planning policy. Bearing this in mind any increase in bulk will have a negative impact on the openness of the Green Belt and is, again, contrary to current planning policy.
- There is no evidence on NSC's website, or from a visual inspection, that the conditions relating to application 13/P/0793/F have been met or discharged. There are known flooding issues in this area caused by water running off farmland on the north side of the road. Councillors are concerned that failure to comply with condition 3 (surface water collection and drainage) and condition 8 (waste storage and removal) will exacerbate the situation. As the new application seeks to increase the building by 40% this will only worsen the risk of flooding. Also conditions 5, 6 and 7 (landscaping) appear not to have been met. The Design & Access Statement for the current application states that no landscaping is proposed but, if this was a condition of an earlier application, this new application should be similarly conditioned.

**Application 16/P/2881/TPO - 16 Alburys, Wrington, BS40 5NZ**

An email from a resident supporting the proposed tree works was noted. Councillors agreed to object to the application. In February 2016 a previous application (16/P/0028/TPO) was refused as the proposed work would have a detrimental effect on the health and amenity value of the tree. It was noted that the Delegated Report stated that the tree was in an acceptable state and had high public amenity value. Councillors felt the new application was not materially different to 16/P/0028/TPO and, as application form does not state that the tree is diseased or poses a safety hazard and no evidence has been provided for the necessity for the work, this application should also be refused.

**Application 16/P/2899/PAI - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP**

After a discussion it was agreed not to comment on this aviation development consultation.

**8 Other Planning Issues**

There were no other planning issues to discuss.

The Meeting was closed at 6.35pm

**Chairman**