

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Wednesday 14 March 2017**

Present: Mr B Taylor (Chair) Mr D Glynn
Mrs J Fowler Mr D Simpson
Mrs P Ledbury Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Yamanaka, Bigg 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 21 February were reviewed and adopted as a true record. There were no arising matters.

5 NSC Planning and Regulatory Committee

It was noted that the only matters relating to Wrington in the meeting on 8 March were:-

- The appeal against NSC's refusal of the erection of an agricultural worker's dwelling (land off Wrington Road, Congresbury) – allowed by the Planning Inspector.
- The appeal against NSC's refusal of the erection of a single storey side and rear extension following demolition of existing garage, conservatory and shed (13 Ashford Road, Redhill) – dismissed by the Planning Inspector.
- The appeal against NSC's refusal of the erection of a hotel following demolition of existing public house (The Bungalow Inn, Kingdown Road, Butcombe) - dismissed by the Planning Inspector.

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/2496/F – Four Aces, Blackmoor, Langford, BS40 5HJ - approved
- 16/P/2864/F - Woodsman Cottage, West Hay Road, Wrington, BS40 5NW - approved
- 16/P/3013/F - Myrtle Cottage, School Road, Wrington, BS40 5NB - approved
- 17/P/0301/NMA - Bristol Airport Ltd, North Side Road, Felton, BS48 3DY - approved

It was also noted 16/P/3046/F (The Barn, Leggs Farm, Havyatt Road, Wrington, BS40 5QY) and 17/P/0131/F (Agricultural Building at Goblin Coombe Farm,

Winters Lane, Wrington, BS40 5SW) had both been approved, with the Decision Notices received after the meeting papers had been circulated.

7 Planning Applications

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

Application 17/P/0346/F - Lowood, Ropers Lane, Wrington, BS40 5NF

The Council agreed there were no objections to the proposed development.

Application 17/P/0405/LDE - Land at Coombe Head Farm, Downside, Backwell, BS48 3DG

It was noted that the site is in Backwell parish but the entrance on Brockely Combe Road is in Wrington parish. Councillors agreed to object to the application:-

- The proposal constitutes inappropriate development in the Green Belt and ignores the refusal of previous applications (06/P/2221/F and 06/P/3097/F).
- Councillors felt the applicant had not demonstrated that the site had been in continuous use and questioned whether NSC had initiated enforcement proceedings during the specified time period.
- The entrance is unsuitable for any increase in traffic as stated in the refusal for one of the previous applications (06/P/2221/F).
- The entrance track cuts across a Public Right of Way and, therefore, poses a danger to users of the footpath.

Application 17/P/0442/WT - 20 The Cottages, Station Road, Wrington BS40 5LH

It was agreed there were no objections to the proposed tree works. However, the applicant should be reminded that the bird nesting season has begun.

Application 17/P/0443/WT - 21 The Cottages, Station Road, Wrington BS40 5LH

NSC had informed the Council that the application would shortly be withdrawn and be replaced by a new application (17/P/0534/WT). The new application would be discussed at the next meeting (4 April).

Application 17/P/0445/WT - 8 Old Station Close, Wrington, BS40 5LY

Councillors agreed there were no objections to this application.

17/P/0485/O - Land at Cox's Green, Wrington

Due to the complexity of the proposed development it was agreed to postpone a discussion on this application until the next meeting (4 April).

Application 17/P/0497/MMA - The Barn, Hailstones Farm, Red Hill, Wrington BS40 5TG

The Council agreed there were no objections to this minor material amendment.

Application 17/P/0499/WT - Wrington United Reform Church, Ropers Lane, Wrington, BS40 5NF

It was noted that the Pine is not in the location shown on the plan. Although there were no objections to the proposed work on the Conifer and the Pine, it was agreed to object to the application as a whole as Councillors felt the work

proposed for the Yew seemed excessive. Although some of the branches are touching the Chapel, the tree is well shaped, not very tall and does not appear to pose a threat to safety or the building. The Council felt the proposed crown reduction would have a negative effect on the tree's public amenity value and it would be more appropriate to trim some of the lateral branches to clear the tree from the building.

8 Other Planning Issues

- **Sites and Policies Plan Part 2: Site Allocations Plan – submission of Plan**

This was noted.

Cllr Taylor drew Councillors' attention to 17/P/0455/F (Land off Sutton Lane Butcombe, BS40 7XQ) which, although in Butcombe parish, is close to the boundary. It was agreed to discuss the application at the next meeting (4 April).

The Meeting was closed at 6.45pm

Chairman