

**Minutes of a Meeting of the Planning Committee of  
Wroughton Parish Council  
held in the John Locke Room on Wednesday 6 June 2017**

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

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**1 Apologies for absence**

Apologies were received from Cllrs Simpson and Bigg.

**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 16 May were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

It was noted that the papers for the next meeting (14 June) were not yet available on NSC's website. Cllr Yamanaka reported that there would be no items of direct relevance to the parish at that meeting and that the Committee would consider application 17/P/0485/O (Land at Cox's Green, Wroughton) at a future meeting.

**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/2626/LDE - Land at The Oaks, Downside Road, Backwell, BS48 3DQ  
- approved

It was also noted 17/P/0860/F (1 Udley Farm Cottage, West Hay Road, Wroughton, BS40 5NP) had been approved, with the correspondence relating to this 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/1081/LDE - Downside House Farm, Downside Road, Backwell, BS48 3DQ**

The Council agreed to object to the application because it was felt continuous use had not been demonstrated. The applicant had not submitted any evidence from users. He had also stated that there had been times when the site was not used for parking. Furthermore, it is believed there has been Enforcement action against the site which would, again, undermine the claim of continuous use. Finally it was agreed to draw NSC's attention to the decision notice for a previous

application (15/P/1226/LDE) which had refused a Certificate for the same part of the site.

**Application 17/P/1092/PDT - Rydings Farm, Silver Street, Wrington, BS40 5QN**

A letter of objection from a resident was noted. The Council agreed to object to the proposed installation:-

- The site is in Green Belt and the installation will have a negative impact on the openness of the Green Belt.
- The proposed installation will be 17.5m high which will be highly visible in the area. It will also be visible from 'Barley Wood' (a listed building and a registered park and garden).
- There is some question over whether alternative sites have been adequately considered. The applicant claims the Parish Council did not respond to enquiries regarding the use of the lights at the tennis courts at the Recreation Field (referred to as Wrington Sports Centre in the application). This statement is false as the Council did respond but did not receive a reply to their request for further information.
- Councillors feel there are alternative locations, including the use of electricity pylons, which would be more suitable.
- Given the above, the proposal does not comply with current planning policy.

**Application 17/P/1109/CUPA - 5 Railway Wharf, Station Road, Wrington, BS40 5LL**

Councillors questioned why this was a 'CUPA' application, whereas another application relating to the same site (see 17/P/1126/F below) was a 'full' application. Councillors also question ownership of the layby and footway which, it was felt, were NSC Highways land.

It was agreed to object to the application as it would mean the loss of more commercial premises, undermining the village's sustainability as outlined in NSC's report 'Sustainability Assessment of rural settlements in North Somerset'. Also, the applicant has not demonstrated that the property has been actively marketed for the required period of time. Finally, if the application is approved, it should be conditioned that the bike and bin stores are shielded from the highway.

**Application 17/P/1126/F - Units 1-4 Railway Wharf, Station Road, Wrington, BS40 5LL**

It was noted the site is in the Conservation Area but no changes are planned for the front elevation. It was agreed to comment in similar terms to application 17/P/1109/CUPA (see above).

**Application 17/P/1150/HHPA - 10 Garstons Close, Wrington, BS40 5QT**

It was agreed the Council had no objection to the proposed extension.

**Application 17/P/1195/F - 16 Kings Road, Wrington, BS40 5LW**

The Council agreed there were no objections in principle to the proposed extension, subject to its complying with current planning policy (particularly in relation to overlooking neighbouring properties). However, given the limited parking space on the drive, the Council is concerned over the loss of garage space. Parking is already difficult on Kings Road and it is understood refuse

collection has sometimes been impossible as contractor's vehicles can't access properties. Therefore the Council questions whether the application complies with current planning policy with regard to parking.

**Application 17/P/1204/WT - Willows, Church Walk, Wrington, BS40 5QQ**

Councillors noted the analysis of the subsidence occurring at 58 The Glebe and agreed there were no objections in principle to the proposed tree works. However, Councillors were surprised that the extension to 58 The Glebe had been built so close to a mature tree and hedge.

**Application 17/P/1215/F - The Arch, Broad Street, Wrington, BS40 5LA**

The Council agreed there were no objections to the application but noted the property is in the Conservation Area and, although subject to an Article 4 Directive, the proposed alterations only apply to the windows at the rear of the property.

## **8 Other Planning Issues**

- **NSC Enforcement Report**

This was noted.

It was also noted that a resident had contacted NSC to complain about alleged ongoing airport parking at Hailstones Farm.

The Meeting was closed at 7.15pm

**Chairman**