

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Wednesday 8 August 2017**

Present: Mr B Taylor (Chair) Mr D Glynn
Mrs J Fowler Mr D Simpson
Mrs D Yamanaka Mrs G Bigg (from item 7)
Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Robertson, Jervis and Ledbury.

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 18 July were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

Cllr Taylor reported that the only matters of direct relevance to Wrington at the meeting to be held 9 August were the inquiries on the appeals at Gatcombe Farm, West Hay Road and Cox's Green (59 houses) both which had been set for 26 September.

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/2560/RG3 - Field North of Rydings Farm, Track leading off Silver Street, Wrington – approved
- 17/P/0784/MMA - Holiday Inn, Cowslip Green, Wrington, BS40 5RD – approved
- 17/P/0996/F - The Bungalow Inn, New Road, Kingdown, Felton, BS40 8DP – approved
- 17/P/1320/F - 7 Bakers Buildings, Station Road, Wrington, BS40 5LQ – approved
- 17/P/1366/CUPA - Agricultural building on land at Cottage Farm, Winters Lane, Redhill, Wrington, BS40 5SN – prior approval required and granted
- 17/P/1388/F - 8 Bakers Buildings, Station Road, Wrington, BS40 5LQ – approved

7 Planning Applications

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

17/P/1689/F - Agricultural Building at Hortswood Farm, Long Lane, Wrington, BS40 5SP

Correspondence from residents objecting to the application were noted. Councillors discussed the history of applications and enforcement proceedings relating to the site.

Cllr Bigg joined the meeting

It was agreed to object to the application, reiterating the objection made in response to 17/P/0291/F. In summary:-

- The site is in Green Belt, outside the settlement boundary, and is an inappropriate and unsustainable location for further development. It is, therefore, contrary to planning policy.
- There has been a history of retrospective applications relating to the site, approval of which is leading to creeping 'industrialisation'.
- Another application (15/P/2117/F) conditioned operating hours which, it is alleged, are not being adhered to creating negative neighbour impacts. In any case noise from the site causes negative neighbour impacts.
- The access is unsuitable for any increase in traffic and there are already safety concerns effecting both pedestrians and road users.
- There are also safety concerns relating to the use of flammable substances on site.
- There have been allegations that workers use outside areas as a toilet, perhaps demonstrating inadequate facilities.
- Finally, the site is clearly visible from two footpaths. The design & access statement suggests the site is screened by the existing vegetation. However, the photos have obviously been taken in Summer and the situation would be very different in Winter when the site will be more visible.

8 Other Planning Issues

- **North Somerset Council Site Allocations Plan: Further Assessment of Residential Sites**

Councillors were urged to read the site assessment of Cox's Green and to submit any comments to Cllr Taylor by 12 August so that he and Cllr Glynn could prepare a response.

The Meeting was closed at 6.35pm

Chairman