

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 19 September 2017**

Present: Mr B Taylor (Chair) Mr D Glynn
Mrs J Fowler Mrs D Yamanaka
Mrs G Bigg (from items 4 to 8) Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Simpson, Ledbury 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 29 August were reviewed and adopted as a true record. In relation to 17/P/1854/WT (Wrington C of E Primary School, School Road, Wrington, BS40 5NA) Cllr Yamanaka reported that, following discussions between NSC and the school, it had been agreed to coppice rather than fell the trees.

Cllr Bigg joined the meeting

5 NSC Planning and Regulatory Committee

Following the meeting held on 13 September it was reported that a decision on 16/P/2982/O (Land to the South of Cadbury Garden Centre, Bristol Road, Congresbury, BS49 5AG) had been deferred so that NSC Highways could look again at the position of the access onto the A370 which Councillors considered to be dangerous.

6 Decision Notices issued by NSC

A list of Decision Notices had been circulated prior to the meeting and these were noted. In summary:-

- 17/P/1273/F - Administration Building, Bristol Airport, North Side Road, Wrington, BS48 3DY – approved
- 17/P/1689/F - Agricultural Building at Hortswood Farm, Long Lane, Wrington, BS40 5SP – approved
- 17/P/1854/WT - Wrington C of E Primary School, School Road, Wrington, BS40 5NA - approved
- 17/P/1930/WT - Greens Wood, Ropers Lane, Wrington, BS40 5NH - approved

7 Planning Applications

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

Application 17/P/1966/F - 10 Old Station Close, Wrington, BS40 5LY

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

Application 17/P/1972/PDA - Land to west of Fir Tree Farm, 13 Ashford Road, Redhill, Wrington, BS40 5TH

It was noted, due to the deadline for comments, a response had already been submitted and circulated to Councillors (see combined comments).

Application 17/P/2020/LUP - Units 1 & 2, Railway Wharf, Station Road, Wrington, BS40 5LL

It was agreed to object to the proposal:-

- Ownership of the land is not proved and the Council believes it to be an adopted highway.
- The layby has been used, without interruption, for parking. Likewise, the pavement has been used by pedestrians.
- The Council are concerned that, as there is no pavement on the other side of the road at this point, the removal of this pavement will pose a danger to pedestrians.
- The proposed wall will also hamper visibility for vehicles leaving Westwood Close. Therefore, if the application is approved, it should be conditioned that the gardens are open to the highway with no boundary wall.

Application 17/P/2029/F - 19 Brooklyn, Wrington, BS40 5LJ

Councillors agreed to object to the application:-

- The annex appears to be a separate dwelling with its own staircase and front and rear access.
- No information has been provided as to who is to occupy the annexe and there appears to be no 'inter-linking' proposed.
- Councillors also found it hard to assess whether the proposal would result in any negative neighbour impacts.
- Finally, if approved, it should be conditioned that the annex cannot be sold separately from the existing dwelling and occupancy should be restricted to immediate family members.

Application 17/P/2034/F - Cowslip Cottage, Cowslip Green, Wrington, BS40 5RD

It was agreed there were no objections to the application

Application 17/P/2118/F - Coombe Head Farm, Downside Road, Backwell, BS48 3DH

The Council noted that the farmhouse is in Backwell parish but the site of the proposed caravan is in Wrington parish. It was agreed to object to the application:-

- The application does not state how long the caravan will be on site for.

- The application states that the agricultural worker is a long-term employee and Councillors cannot understand how living in a caravan will improve his living conditions or, as the caravan is a temporary measure, what the long-term proposal for his accommodation is.
- No details have been provided on how foul sewage is to be disposed of.
- The proposed location is in Green Belt and will be highly visible from the highway and a public footpath.
- Therefore, if approved, it should be conditioned that the caravan can only be occupied by an agricultural worker. Also, a definition of 'temporary' should be specified and strictly enforced. Finally, caravan should also be sited so that it is less visible by being placed behind the existing farm buildings.

Cllr Bigg left the meeting

8 Other Planning Issues

- **NSC - Draft Accessible Housing Needs Assessment SPD**
It was agreed Cllrs Glynn and Taylor would prepare a response.
- **NSC - Enforcement Report**
This was noted.
- **NSC – New Planning System**
This was noted.

The Meeting was closed at 7.00pm

Chairman