

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Tuesday 9 January 2018**

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

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**1 Apologies for absence**

Apologies were received from Cllrs Yamanaka 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 12 December were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

The next meeting is to be held on 10 January and the only agenda item of direct relevance to the parish is the dismissal of appeals 2017/0045 and 2017/0045b relating to change of use and airport parking at the Bungalow Inn, Kingdown Road, Wrington.

**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- 17/P/2399/LDE - Sutton Farm, Sutton Lane, Redhill, BS40 7XQ – withdrawn by applicant
- 17/P/2520/F - Butts Orchard, Butts Batch, Wrington, BS40 5LN – withdrawn by applicant
- 17/P/2557/F - Meeting House Farm, Long Lane, Wrington, BS40 5SP – approved
- 17/P/2613/CUPA - The Old Chemist Shop, Silver Street, Wrington, BS40 5QE - approved
- 17/P/2614/F - 56 The Glebe, Wrington, BS40 5LX – approved
- 17/P/5054/FUH - Cowslip Cottage, Cowslip Green, Wrington, BS40 5RD – approved
- 17/P/5119/TRCA - Charlebury, Station Road, Wrington, BS40 5LG – approved
- 17/P/5125/TRCA - 78 The Glebe, Wrington, BS40 5LZ – approved
- 17/P/5142/TRCA - Bells Barn, Bells Walk, Wrington, BS40 5PU – approved

It was also noted 17/P/2670/TPO (The Oakfields, West Hay Road, Wrington, BS40 5NP) had been refused but with approval granted for a lesser proposal. The Decision Notice was received after the meeting papers had been circulated.

It was reported that the Council had not been consulted about 17/P/5054/FUH (Cowslip Cottage, Cowslip Green, Wrington, BS40 5RD) or informed about 17/P/5119/TRCA (Charlebury, Station Road, Wrington, BS40 5LG), 17/P/5125/TRCA (78 The Glebe, Wrington, BS40 5LZ) and 17/P/5142/TRCA (Bells Barn, Bells Walk, Wrington, BS40 5PU). It was believed this was due to problems caused by NSC's new computer system. A complaint had been sent to NSC.

## 7 Planning Applications

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

### **Application 17/P/5058/FUH - 39 Butts Batch, Wrington, BS40 5LN**

The Council agreed there were no objections to the application.

### **Application 17/P/5204/FUL - Units 3 and 4, Railway Wharf, Station Road, Wrington**

Councillors discussed road safety concerns raised by this application and 17/P/5246/FUL (see below). It was felt it was unclear from 17/P/5204/FUL whether or not the existing layby area and the pedestrian footway in front of units 3 and 4 will be enclosed (as suggested by 17/P/5246/FUL). Councillors felt the loss of the layby and pedestrian footway would cause serious road safety issues. It was agreed there were no objections in principle to the change of use. However, the status of the layby should be established before any approval is granted.

### **Application 17/P/5246/FUL - Units 1 to 4, Railway Wharf, Station Road, Wrington**

The Council agreed to object to the application:-

- Station Road is a busy road and narrow at this point. It is also on the A2 bus route.
- The ownership of the layby is unclear.
- The layby and the pedestrian footway have been used by residents, without interruption, since the premises were erected.
- 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 1m high brick wall will force any residents or visitors to use the road to access the units.
- If approved it should be conditioned that the cycle and bin stores should be shielded and not open to the highway.

### **Application 17/P/5376/FUL - Goblin Corner, Church Road, Redhill, BS40 5TE**

Letters of objection received from residents were noted. It was also noted the ecological appraisal had been prepared for a firm of developers based in Newbury which cast doubts on the purpose of the application. It was agreed to object to the proposal reiterating the comments made on a previous application

(17/P/1296/F) relating to the closure of the existing access, no access allowed to the field, no access allowed for agricultural or commercial vehicles and any development should recognise the ecological and amenity value of the site.

**Application 17/P/5100/LDE - 13 Ashford Road, Redhill, Bristol, BS40 5TH**

It was noted the application appears to stem from a recent Enforcement Notice. The Council agreed to object to the application as the evidence provided by the agents relating to whether the applicant had ever been involved in agriculture appear to contradict the evidence provided in a previous application (17/P/1972/PDA).

## **8 Other Planning Issues**

- **Bristol Airport – Preparing a new Master Plan**

This was noted. It had previously been agreed Councillors would send any comments to Cllr Taylor by 19 January to enable Cllrs Glynn and himself to prepare a response. Councillors discussed 'right to fresh air' and whether this could be used in any future comments.

- **Cox's Green development – to review the initial layout and design schemes**

It was reported a member of Wrington Village Alliance had met with the developer and proposed an amended footway scheme which would move the footway from the east side of the road to the west. Councillors discussed issues relating to drainage, affordable housing, site layout, design, boundary landscaping, lighting, the footway and the future management of the development. It was agreed to contact the developer and invite them to a meeting where these issues could be discussed.

The Meeting was closed at 7.40pm

**Chairman**