

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 18 February 2014**

Present: Mr B Taylor (Chairman) Mrs P Ledbury
Mr J Rawlins Mrs G Bigg
Mrs L Howells Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllr Glynn and Cllr Yamanaka.

2 Declarations of Interest

Cllr Howells declared a personal interest in relation to application 14/P/0290/TPO (The Old Surgery, Station Road, Wrington, BS40 5NG) as she sits on the steering group looking to develop the building for community use.

3 Public Participation

There were no members of the public present.

4 Minutes of the previous meeting

The Minutes of the meeting held 28 January 2014 were reviewed. It was agreed to delete 'the' from the last sentence in the first paragraph in Agenda item 3 (Public Participation). The Minutes were then adopted as a true record. There were no matters arising.

5 NSC Central Area Planning Committee

The Minutes of the meeting held 7 November 2013 were reviewed together with the agenda for the meeting held 13 February 2014. It was noted the Planning Inspector had dismissed the appeal against NSC's refusal of application 12/P/1645/F (change of use of agricultural land to a solar energy facility on land at Garleys Wood, Downside, Backwell).

Following an email from Sue Efford, NSC Committee Practitioner, NSC's proposal to stop mailing hardy copy reports with the Agenda (with reports only available on NSC's website) was noted. It was agreed to look at how this would work in the future.

6 Decision Notices issued by NSC

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

- 13/P/1690/F - South View Cottage, Old Barn Lane, Butcombe BS40 5TW – Approved.
- 13/P/2290/TPO - 14 Alburys, Wrington, BS40 5NZ – Refused.
- 13/P/2314/F - 18 Butts Batch, Wrington, BS40 5LN – Approved.
- 13/P/2378/CUPA - 'The Story, Field off Nates Lane, Wrington, BS40 5RS – Approved.

7 Planning Applications

A list of planning applications had been circulated prior to the meeting. It was also agreed to discuss application 13/P/2382/F (Solar Energy Farm, Iwood Lane, Congresbury) as the Council had not been consulted by NSC and had only found out about the proposed development after the meeting papers had been circulated. Any comments to be made therefore had to be submitted urgently.

Application 13/P/2382/F - Solar Energy Farm, Iwood Lane, Congresbury

It was agreed the Council objected to the application on the following grounds:-

- Negative impact on the rural landscape and the visual impact from the surrounding area.
- Loss of agricultural land which is contrary to NSC's Renewable & Low Carbon Energy Generation: Solar PV Arrays SPD which suggests that such developments should avoid previously undeveloped land.
- Security fencing and lighting will impact on the amenity value of the landscape.
- Councillors could find no local benefit (apart from to the land owner) from the development.
- If approved, it should be conditioned that service water drainage should be handled in a controlled manner due to the well-known risk of flooding in the area.
- Disused railway line – Councillors felt this should be protected by a buffer zone on either side plus planting to hide the security fence as the line is safeguarded for use as a cycle path in the future.
- Public footpath – this should also be protected by a buffer zone and planting to maintain the public amenity value of the path.
- Councillors were concerned that the impact on biodiversity had not been properly assessed.
- The area was identified by the CPRE as one of the few remaining areas in North Somerset that was undisturbed by noise and visual intrusion.
- It was also agreed to point out the public consultation meeting had not been held in the parish in which the development would take place and, therefore, there were questions over public awareness.
- Councillors felt the above issues outweighed any potential benefits from the development.

Application 14/P/0225/F - Long Orchard, Bullhouse Lane, Wrington, BS40 5NY

It was agreed the Council had no objection in principle to the proposed development. However, there were concerns over the appropriateness of the style and materials to be used in the extension and staircase. Furthermore as the site is in Green Belt and the Conservation Area (although outside the settlement boundary), Councillors had concerns over the perceived scale of the development and its visibility in the landscape.

Application 14/P/0284/TPO - Webbsbrook Cottage, Silver Street, Wrington, BS40 5QL

It was agreed the Council objected to the application as the tree has public amenity value and no evidence had been provided for the necessity for the works. Moreover, the approaching nesting season should be taken in consideration.

Application 14/P/0290/TPO - The Old Surgery, Station Road, Wrington, BS40 5NG

It was agreed to object to the application, referring NSC to the Council's comment on the previous application (13/P/1045/CA) and emphasising that there is no justification for felling the trees. It was also agreed to point out that the arboriculturalist's report submitted with 13/P/2022/F (which remains undetermined) had stated that the trees would be retained, yet several subsequent comments appeared contradictory. Finally, there also remains an undetermined public right of way application which means no consent should be granted until these outstanding issues are resolved. Councillors also noted the number of objections lodged by local residents.

Application 14/P/0314/F - Bristol Airport Bristol, BS48 3DY

Due to the complex nature of the proposed development it was agreed to carry forward this application to a subsequent Planning Committee Meeting (11 March 2014) in order to allow Councillors time to address the Application.

8 Other Planning Issues

- **Consultation on NSC Core Strategy: Sustainability Appraisal Supplementary Report: Revised Policy CS13**

This was noted and it was agreed no comment was necessary.

- **Appeal APP/D0121/A/14/2212178, against NSC's failure to issue a decision on 13/P/2022/F for the erection of 4 dwellings following demolition of existing surgery building at The Surgery, Station Road, Wrington, BS40 5NG**

It was agreed to re-iterate the Council's objection to the Inspector and ask if the Council could be notified of the date of the hearing.

The Meeting was closed at 7.20pm.

Chairman