

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 28 January 2014**

Present: Mr B Taylor (Chairman) Mr D Glynn
 Mrs L Howells Mrs D Yamanaka
 Ms J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllr Ledbury and Cllr Bigg.

2 Declarations of Interest

Cllr Howells and Cllr Yamanaka declared a personal interest in relation to application 14/P/0015/WT (The Old Surgery, Station Road, Wrington, BS40 5NG) as they both sit on the steering group looking to develop the building for community use.

3 Public Participation

Mr R Edmunds from the shop 'Amors' attended to hear the Committee's discussion on the application for a Street Trading Consent for 'Elaine's Snacks'. The Chairman offered to bring forward this item in the Agenda. Mr Edmunds outlined the possible loss of business to his shop and the potential resultant loss of local employment, if consent is granted.

After discussion it was agreed to object to the application on the following grounds:

- Traffic and parking issues.
- Litter.
- The proposal is to site the vehicle on private land but no evidence has been provided that the landowner consents to this.
- There will be negative impacts on local businesses and, therefore, possible loss of employment within the village. This point also indicates that the application is in conflict with the Core Strategy policy relating to 'Service Villages'.

Mr Edmunds left the meeting.

4 Minutes of the previous meeting

The Minutes of the meeting held 7 January 2014 were reviewed and adopted as a true record.

Matters arising:

The Council's response to North Somerset Core Strategy: Consultation on Policy CS13 relating to district housing requirements was noted.

5 NSC Central Area Planning Committee

There were no minutes or papers to be reviewed.

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/2252/F - Christ Church, Church Road, Redhill, BS40 5SG – Approved.
- 13/P/2307/LUP - 3 Lawders Orchard, Wrington, BS40 5PD – Approved.
- 13/P/2373/WT - Lychgate Cottage, Station Road, Wrington, BS40 5LG – Approved.

It was also noted that 13/P/2293/F (14 Rickyard Road, Wrington, BS40 5RR) had been approved, with the Decision Notice received after the meeting papers had been circulated.

7 Planning Applications

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

Application 14/P/0012/F - Barn at Worships Farm, Row Of Ashes Lane, Redhill, BS40 5TU

It was agreed the Council had no objection in principle to the proposed development. However, Councillors still had concerns and want to re-iterate comments made on previous applications (10/P/1370/F, 11/P/0482/F, 12/P/1162/NMA and 12/P/1677/F), particularly in relation to the viability of holiday lets in the area and conditions relating to parking. It was also agreed to draw attention to the bat survey which had not been conducted at the right time of year to provide accurate data and which was itself contradictory in part.

Application 14/P/0015/WT - The Old Surgery, Station Road, Wrington, BS40 5NG

It was agreed the Council objected to this tree works application for the following reasons:-

- The trees are mentioned and listed as ‘to be retained’ in the, currently undecided, application 13/P/2022/F.
- No evidence has been provided with the current or previous application to justify the proposed fellings.

It was also noted that NSC had recently made a TPO on these and neighbouring trees (TPO No. 1003).

Application 14/P/0101/F - Lowood, Ropers Lane, Wrington, BS40 5NF

It was agreed to object to the application. The Council felt the application was similar to the previous application (13/P/2070/F) albeit with the proposed extension being moved to be in line with the existing wing. However, Councillors still felt the extension is excessively large and out of character and proportion with the existing building. Therefore, the application does not comply with NSC’s Residential Design Guide.

Application 14/P/0130/TPO - West Barn, Westhay Road, Wrington, BS40 5NP

It was agreed the Council had no comment to make on this application.

8 Other Planning Issues

- **Application for a Street Trading Consent for ‘Elaine’s Snacks’, to be located at the Havyatt Road Trading Estate, Havyatt Road, Wrington**
Please see Agenda item 3 (Public Participation).
- **TPO (No 1003) served on the Council by NSC in relation to trees on the Glebe Field and also relating to tree works application 14/P/0015/WT (The Old Surgery, Station Road, Wrington, BS40 5NG)**
This was noted and it was agreed to discuss the matter further at the next Parish Council Meeting (19 February). It was also agreed the Assistant Clerk should contact the Diocese of Bath & Wells about the trees in the Glebe Field and also contact NSC’s Tree Officer giving her Medcentres’ address as the surgery building is currently vacant.
- **Letter from Jason Beale (NSC Performance & Customer Service Manager) re NSC’s proposal to stop sending hard copy details of planning applications**
It was agreed to discuss this at a future Parish Council Meeting.
- **Revised Affordable Housing Supplementary Planning Document**
The final version, adopted November 2013, was noted.

The Meeting was closed at 7.15pm.

Chairman