

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Tuesday 22 April 2014**

<b>Present:</b>	Mr B Taylor (Chairman)	Mr D Glynn
	Mr J Rawlins	Mrs G Bigg
	Mrs D Yamanaka	Ms J Bishop (Assistant Clerk)

---

**1 Apologies for absence**

Apologies were received from Cllr 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 1 April 2014 were reviewed and adopted as a true record.

**Matters arising:**

- Former Surgery building – it was noted no decision had yet been issued following the appeal hearing on 2 April for 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).
- NSC consultation on Supplementary Planning Document for wind turbine developments – The Council's response was noted.
- NSC's paperless procedure – it was reported that NSC had been contacted requesting the missing application forms and stating that, if these were not received, the letter should be regarded as a formal complaint. It was agreed to contact NALC to see what other parish councils were doing about this.

**5 NSC Central Area Planning Committee**

The agenda for the meeting held 10 April was reviewed. The Chairman reported that the Minutes of the meeting held 13 February had also been reviewed on NSC's website. In both cases there were no issues of direct relevance to 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:-

- 13/P/2265/RM - Land at Bristol International Airport, Wrington, BS48 3DY – Approved
- 14/P/0101/F - Lowood, Ropers Lane, Wrington, BS40 5NF – Approved

- 14/P/0284/TPO - Webbsbrook Cottage, Silver Street, Wroughton, BS40 5QL - Refused (alternative work permitted)
- 14/P/0290/TPO - The Old Surgery, Station Road, Wroughton, BS40 5NG - Refused
- 14/P/0346/F - West Aldwick Farm, Aldwick Lane, Redhill, BS40 5RE – Approved
- 14/P/0347/F - Whispering Pines, Wroughton, BS48 3DJ – Approved
- 14/P/0352/LDE - Long Orchard, Bullhouse Lane, Wroughton, BS40 5NY – Approved
- 14/P/0583/WT - Wroughton Primary School, Playing Field off School Rd, Wroughton, BS40 5NA – Approved
- 14/P/0750/WT - 19 Brooklyn, Wroughton, BS40 5LJ - application withdrawn (urgent felling approved)

In relation to 14/P/0750/WT (19 Brooklyn, Wroughton, BS40 5LJ), the Chairman summarised the various communications between the householder, neighbours and NSC. It was believed NSC planned to visit the householder today and it was agreed to take no further actions until the outcome of the meeting was known.

## 7 Planning Applications

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

### **Application 14/P/0644/F - The Old Mill, Beam Bridge, Wroughton, BS40 5LR**

It was agreed the Council had no objection in principle to the proposed development but would like to recommend that the width of PROW, which runs beside the property, is maintained in excess of one metre.

### **Application 14/P/0658/F – Briar Bank, Redhill, BS40 5RB**

The Council agreed to object to the application for the following reasons:-

- The proposed garage represents a new build in Green Belt.
- Councillors were concerned about the visual and environmental impacts of the extent of paving and hardstanding proposed.
- As the new garage will be some distance from the existing dwelling, there are concerns about the potential for later development.
- The proposal also offers the potential for future ribbon development on the site which is in Green Belt.

### **Application 14/P/0665/F - Tanglewood, West Hay Road, Wroughton, BS40 5NR**

It was agreed the Council had no objection in principle to the proposed development but would like to make the following comments:-

- The existing dwelling has been developed over time and Councillors felt would not be enhanced by the proposals. It was felt an alternative approach could be used to enhance the appearance of the property in this attractive countryside location.
- In view of the age and location of the property, a Bat Survey should be undertaken before any work is done to the roof.
- A well-used PROW exists near the property, which should be protected at all times.

**Application 14/P/0761/CUPA - Former Bennetts Solicitors, High Street, Wrington, BS40 5QB**

The Council agreed to object to the application for the following reasons:-

- The application form lacks certain important information, mostly importantly the number of flats proposed and, therefore, how many parking spaces will be required as there is limited parking near the property.
- Councillors also noted that the application process appeared to have begun at the end of 2013 and wanted to question why it had taken four months before being published.
- There is no evidence that the building has been marketed for business use. Councillors were concerned that the loss of a business premises has already impacted upon local tradespeople and would prefer to see this impact redressed by continued usage of the property as business premises by an alternative enterprise/employer and thereby protect the village's status as a Service Village under NSC's Core Strategy.
- Flooding – as there is a well-known risk of flooding in the village, it was felt no further development should be undertaken until the Flood Risk Plan has been implemented. In any event a Flood Risk Assessment should be undertaken prior to a decision being made.

**8 Other Planning Issues**

• **NSC consultation 'Call for Sites 2014'**

It was agreed the Council had no sites to put forward but would wish to be informed, as soon as possible, of any sites that are put forward by other parties.

The Meeting was closed at 7.35pm.

**Chairman**