

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Tuesday 3 June 2014**

**Present:** Mr B Taylor (Chairman)                      Mr D Glynn  
                 Mrs G Bigg    Mr P Robinson  
                 Mrs F Burke (Clerk)                                Mrs D Yamanaka

In attendance: Mrs S Perry, Mr M Owen

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**1. Appointment of Chair for 2014/15**

Cllr Taylor requested nominations for the appointment of Chair for the year 2014/15. Cllr Robinson proposed Cllr Taylor which was seconded by Cllr Bigg. Cllr Taylor asked for a show of hands for the proposal and it was declared Cllr Taylor would continue as Chair.

**2. Apologies for absence**

Cllr Ledbury, Cllr Rawlins and Cllr Howells.

**3. Declarations of interest**

Cllr Robinson declared an interest as a neighbour of the Planning application 14/P/1016/F, 11 Ladywell, Wrington.

**4. Public participation**

Mrs Perry made a brief statement concerning the application 14/P/0955/F, 3 New site, Church Road, Redhill. She gave the reasons for applying for an extension on the house, these being the need to provide more space for her growing family and her reluctance to move away from Redhill to a bigger house because of the family's long-standing local roots. She informed Councillors that she had spoken to her immediate neighbours about the proposal and had not received any objections from them.

She commented that they would be using traditional masonry for the extension. Mrs Perry then left the meeting.

Mr Owen also made a brief statement under public participation concerning application 14/P/1016/F, 11 Ladywell, Wrington, although due to a confusion of the earlier start time of the meeting the Chair allowed Mr Owen to deliver his statement slightly later on in the meeting.

Mr Owen informed Councillors that they had looked carefully at any impact on the surrounding properties during the design of the application and felt that there was no adverse impact on the area. Mr Owen chose to stay to observe some of rest of the meeting after delivering his statement.

**5. Minutes of the previous meeting and matters arising**

The Minutes of the meeting held 13 May 2014 were reviewed and adopted as a true record.

**Matters arising**

- Former surgery building – It was noted that no decision had been received for this.

- Gatcombe Farm enforcement – It was noted that there had been no further news on this issue.

## 6. NSC Central Area Committee

There was nothing to report on this as the last meeting had been cancelled due to lack of business.

## 7. 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/2382/F – Land north of Electricity substation off Stock Lane and Iwood Lane, Congresbury - Approved.
- 14/P/0314/F – Bristol Airport, Bristol, BS48 3DY- Approved.
- 14/P/0644/F- The Old Mill, Beam Bridge, Wroughton, BS40 5LR – Approved.
- 14/P/0665/F – Tanglewood, West Hay Road, Wroughton, BS40 5NR – Approved.

In addition the Chair reported that the decision notice for application 14/P/0835/F, Long Orchard, Bullhouse Lane had been received since issuing the agenda. The application had been approved. The Chair commented that consideration had been to the Parish Council's comment concerning the Eastern impact in relation to the rest of the building.

## 8. Planning applications for consideration

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

### **Application 14/P/0948/F – 41 Garstons Close, Wroughton, BS40 5QT**

It was agreed the Council had no objection in principle to the proposed application subject to the following conditions:

- The stone recovered following demolition of the existing boundary wall to be fully used to constitute the boundary wall following erection of the proposed extension.
- Any further matching or recovered stone used must match that from the demolished wall.
- No other material to be used to build the wall up other than matching stone.
- The wall to be demolished forms part of an old wall within the Conservation Area of the village and is an important feature in maintaining the local character of this prominent thoroughfare and the local streetscene. Re-use of the stone referred to above is critical, as is the maintaining of the existing height of the boundary wall.

### **Application 14/P/0955/F – 3 New Site, Church Road, Redhill, Wroughton, BS40 5SQ**

It was agreed to object to this application on the following grounds:

- The Council considers the proposed extension to be out of character with the rest of the building which is part of a terrace of houses, all with pitched roofs and gabled dormers. None of the houses in the terrace has any similar extension.

- The design would appear to be in breach of Residential Design Guidelines (RDG2 – Section 2, Appearance and Character of House Extensions and Alterations, adopted April 2014). The new design is substantial in size and greater than the footprint of the existing conservatory. It is also two storey in height with a flat roof.
- The second storey proposed is not of the same footprint as the ground floor storey which the Council feel would exacerbate the negative visual impact on the surrounding area.
- There is no mention on the Plan of what roofing material would be used as a result of this mismatch of footprint.
- The proposed large windows of the upper floor extension (Bedroom 1 on Drawing 774/PSP/01(ALL) REVB) and in the accompanying en suite bathroom allow substantial overlooking of neighbouring properties and their gardens and therefore have a potentially intrusive impact on the living conditions and privacy of the neighbouring residents, in contravention of Residential Design Guidelines (RDG1 – Section 1, Protecting Living Conditions of Neighbours, adopted January 2013).
- The terrace of buildings of which No.3 forms a part, is built on an elevated section of ground and, as a result, any development will be visible from approaching directions, notably the south and east.
- The Council feels it is very important that the development retains the character of the existing buildings and streetscene, even if not completely visible from the front of the terrace of houses.
- The proposed development is in an area of designated Green Belt and as such, development size will be subject to the appropriate scrutiny levels.

**Application 14/P/1016/F – 11 Ladywell, Wrington, BS40 5LT**

It was agreed to object to this application for the following reasons:

- The proposed development would have a great impact on the existing streetscene on entering Ladywell from Broad Street and The Triangle and provide a completely new look to the dwellings and streetscene at this end of the cul-de-sac.
- The proposed level of development on this relatively small plot would have a considerable visual impact and be in breach of Residential Design Guidelines. (RDG2, Section 2, Appearance and Character of House Extensions and Alterations, adopted April 2014.)
- The provision of a first-floor will mean the property overlooks the gardens of the immediate neighbours to the north, west and east, and as such will breach the Residential Design Guidelines (RDG1, Section 1, Protecting Living Conditions of Neighbours, adopted January 2013).
- The addition of an 'atrium' at the front of the property to contain the proposed staircase breaches the existing building line and narrows the modest gap between the plot's boundary and the building, meaning the frontage will cause a larger visual impact.
- The Design and Access Statement, page 3 states "Existing door and window openings will be retained.", although it is clear from the montage of computer generated images within the document that this is not the case.

**Application 14/P/1022/WT – 1 Lawders Orchard, Wrington, BS40 5PD**

It was agreed to object to this application for the following reasons:

- A condition for Planning Approval for this housing development was the retention of several of the trees in order to constitute part of the landscaping. (See Application 09/P/1894/F, Drawing OGP328/01) The Council was therefore surprised to receive this Application to fell this tree, retention of which was part of the Planning Conditions, which remain unvaried.
- No reason to fell the tree has been offered and the Council can see no good reason for it to be felled.
- The tree is along the boundary wall between 1, Lawders Orchard and a neighbouring, earlier built bungalow, The Orchard, to the south-east. The tree provides a degree of privacy to the occupant of The Orchard.
- Removing the tree would mean there would be uninterrupted views into the neighbour's living room from the rear of No.1, Lawders Orchard. The occupant has already had issues with the developers in the past which has impacted negatively upon her privacy.

**Application 14/P/1023/WT – 6 Lawders Orchard, Wrington, BS40 5PD**

It was agreed that the Council has no objections to this application.

**Application 14/P/1082/HHPA – Moqueta, Downside Road, Backwell, BS48 3EW**

This application lies outside of the Parish Boundary and appears to have been sent to the Council in error. The Council had no objection to the application.

**9. Other planning issues, including consultations**

- **NSC consultation on Backwell Neighbourhood Plan “Backwell Future”**  
The Chair requested that Members look through the consultation and asked them to bring any comments to the next Planning meeting on 24 June.
- **Proposed Abolition of Area Committees**  
Council's views and whether Council wants to attend Parish Voice (Congresbury's email 30/5/14).  
It was agreed that the Council would wish to attend the next Parish voice expressing their objection to the new proposal of abolishing the current Area Committees. The Council felt that this would take away a valuable local representative for the area where Planning decisions will be made. It was agreed that the Clerk would contact Congresbury Clerk to let them know that Wrington also wished to be represented at Parish Voice on this issue. The Clerk would contact the Clerk to the Central Area Committee to organise this.  
It was also felt that it would be valuable to send a representative from the Council to the next full meeting of North Somerset Council on 15 July to express the Parish Council's opposition to the scheme. The representative to attend this meeting would be decided at the next Planning meeting on 24 June.

The Meeting was closed at 6.55pm.

**Chairman**