

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Tuesday 15 July 2014**

**Present:** Mr B Taylor (Chairman)                      Mr D Glynn  
                 Mrs G Bigg    Mr P Robinson  
                 Ms J Bishop (Assistant Clerk)

In attendance: Mr Nick Green, Mr Peter Alvis, Mr Steve Kemp and  
Mrs Pat Parsons

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**1 Apologies for absence**

Apologies were received from Cllrs Ledbury, Yamanaka, Rawlins, Woolf and Howells.

**2 Declarations of Interest**

There were no declarations of interest.

**3 Public Participation**

Mr Nick Green, Mr Peter Alvis and Mr Steve Kemp (from ENER-G Natural Power Ltd) addressed the Council outlining Alvis Bros' plans to install an anaerobic digester system. The system would convert by-products from the cheese making plant into electricity and heat which will help with the business' aim of becoming energy neutral. Waste products from the process will be provide water and an organic fertiliser which will used on site. Councillors discussed the size and visibility of the buildings needed to house the system. Cllr Taylor thanked Alvis Bros for attending the meeting and giving advanced notice of their plans.

*Mr Green, Mr Alvis and Mr Kemp left the meeting.*

**4 Minutes of the previous meeting**

The Minutes of the meeting held 24 June 2014 were reviewed and adopted as a true record.

**Matters arising:**

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

It was reported that NSC had been contacted for clarification as the number of flats was not stated in either the application or the Decision Notice and, therefore, the implications on traffic issues and parking spaces could not be known. NSC had responded that CUPA legislation did not require the applicant to specify the number of flats. Furthermore it had been calculated that traffic trips would be less than for office use.

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

It was reported that NSC had been contacted as to why the planting of a replacement tree had not been conditioned, particularly as the importance of trees in the Conservation Area was highlighted in the Decision Notice. NSC

had responded that dying trees had been removed from the legislation (as per amendment Town & Country Planning (Tree Preservation) (England) Regulations 2012). Therefore they do not have the authority to impose replanting of trees in Conservation Areas unless they are dead or because they pose a danger.

## 5 NSC Central Area Planning Committee

Cllr Taylor reported that there were no items of direct relevance to Wrington on the agenda for the meeting held on 9 July 2014. It was noted that the protocol for delegating planning decisions to officers had been circulated to Councillors.

## 6 Decision Notices issued by NSC

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

- 14/P/0658/F - Briar Bank, Redhill, BS40 5RB – Approved
- 14/P/0955/F - 3 New Site, Church Road, Redhill, Wrington, BS40 5SQ – Withdrawn by Applicant
- 14/P/1016/F - 11 Ladywell, Wrington, BS40 5LT – Withdrawn by Applicant

## 7 Planning Applications

A list of planning applications had been circulated prior to the meeting. Mrs Pat Parsons attended to hear the Committee's discussion on application 14/P/1353/F (Former Wrington Vale Medical Practice, The Surgery, Station Rd, Wrington, BS40 5NG). Cllr Taylor offered to bring forward this item in the list of planning applications for consideration.

### **Application 14/P/1353/F - Former Wrington Vale Medical Practice, The Surgery, Station Rd, Wrington, BS40 5NG**

It was noted the application was similar to the previous application (13/P/2022/F) although the proportions of the dwellings were slightly smaller (with lower ridge heights) and a footpath was included. After discussion it was agreed to object to the application:-

- Alternative use - No evidence has been provided to substantiate the applicant's claim that the building is "redundant" and unsuitable for alternative use. Furthermore, it is believed local community groups have been in contact with the applicant about acquiring the building and these negotiations may still be ongoing.
- Surgery facilities - The Council believes the relocation of the WVMP's principal medical services to the Pudding Pie Lane site was on the condition that a satellite surgery was retained in Wrington. However, the lease and temporary planning permission on the present satellite surgery is due to expire shortly. Therefore, no permission should be granted until clarification has been provided on the future of surgery facilities in Wrington.
- The Glebe Field – The Council has not been consulted about the impact the proposed development will have on this space (a designated Local Green Space for which the Council holds a long term lease) or in relation to the trees along the boundary for which the Council is responsible. There is a right of access which must be maintained at all times to allow emergency services

access to the field and play area. Councillors were concerned this could not be maintained during building work.

- Trees – The Tree Survey submitted is dated November 2013 and pre-dates the TPO that was recently placed on various trees on the site. Furthermore the Tree Survey is unclear about which trees are to be retained and there seems to be inconsistencies between the survey and the application form. Councillors were also concerned that it would be very difficult to carry out demolition and erection without damaging protected trees and those in neighbouring gardens.
- Footpath/ROW – The determination for a Modification Order for a ROW through the site is ongoing and the Council does not understand how this application can be decided before the ROW process is complete. If permission for the development is granted, the Council would like a minimum width for the footpath conditioned.
- Size/neighbour impact – The plans offer conflicting information about the size of the dwellings. In any case, the Council believes the development is of an inappropriate size given the dimensions of the site and the fact it is in the Conservation Area. The detached house is particularly out of character with the surrounding area and will be dominant when viewed from Station Road. The Councillors felt the detached house would have an overbearing impact on its neighbours, particularly 8 Bakers Buildings and Blaise House, both of which will suffer loss of outlook, privacy and loss of light in the garden
- An up to date ecological survey and an updated tree survey are needed.
- Flooding – The Council has evidence that the site is subject to flooding. The Council agreed to submit a separate report, giving full details on this.

It was agreed Cllr Taylor would draft a response for circulation to Councillors before submission to NSC.

*Mrs Parsons left the meeting.*

**Application 14/P/1305/F - Woodside Cottage, Wrington Hill, Wrington, BS40 5PW**

It was noted that this property is in Congresbury parish but is close to the Wrington boundary. It was agreed the Council had no objection in principle to the proposed development subject to it being conditioned that the development could not be sold separately from the main dwelling in the future.

**Application 14/P/1329/WT - The Old Manse, Chapel Hill, Wrington, BS40 5NJ**

It was agreed the Council objected to the felling of the Pine as it was felt this tree had public amenity value and, furthermore, no reason has been provided for the necessity of the work. However the Council had no objection to the pruning of the Giant Redwood. Finally, the Council would like to comment on the fact that the application form was incomplete and inaccurate

**Application 14/P/1343/NMA - Bristol Airport, North Side Road, Felton, Wroughton, BS48 3DY**

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

**Application 14/P/1349/F - Greystones, Ropers Lane, Wroughton, BS40 5NH**

It was agreed the Council had no objection to the proposed development.

**Application 14/P/1362/NMA - Bristol Airport, North Side Road, Felton, Wroughton, BS48 3DY**

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

**Application 14/P/1429/F - 11 Orchard Close, Wroughton, BS40 5ND**

It was agreed the Council had no objection in principle to the proposed development but did object to the proposed removal of the hedge as it has public amenity value and its removal would represent an unacceptable change to the street scene.

**Application 14/P/1432/F - The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP**

It was noted that The Bungalow Inn is in Butcombe parish but is close to the Wroughton boundary. It was agreed the Council had no objection in principle to the proposed development. However, Councillors were concerned about the scale of the development as the site is in the Green Belt. It was also agreed the Council would like to see it conditioned (as with the previous application 14/P/0475/F) that car parking is only allowed for residents of the motel, visitors to the bar and staff, so as not to afford scope for potential off-site airport parking.

**Application 14/P/1443/F - Land to north of Simshill, Ropers Lane, Wroughton, BS40 5NH**

It was agreed the Council objected to this application as the proposed installation will be in a green field, in the Green Belt, outside the settlement boundary. It was agreed to cite the relevant sections of NSC's 'Renewable and Low Carbon Energy Generation in North Somerset' supplementary planning document.

## **8 Other Planning Issues**

- **NSC consultation on Backwell Neighbourhood Plan "Backwell Future"**  
The Council's response was noted.

The Meeting was closed at 7.20pm.

**Chairman**