

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Tuesday 7 October 2014**

**Present:** Mr B Taylor (Chairman) Mr D Glynn  
Mr J Rawlins Mrs P Ledbury (until item 7)  
G Bigg (until item 7) Mrs D Yamanaka (until item 7)  
Ms J Bishop (Assistant Clerk)

In attendance: Mrs Sarah Snell, Mr Phil Nieve and Mr Russell Perry

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**1 Apologies for absence**

Apologies were received from Cllr Howells.

**2 Declarations of Interest**

Cllr Rawlins declared a personal interest in relation to application 14/P/1982/F (Land at Ladymead, Ladywell, Wrington, BS40 5LT) as he knows the applicant.

**3 Public Participation**

Mrs Sarah Snell and Mr Phil Nieve attended to hear the Committee's discussion on application 14/P/1982/F (Land at Ladymead, Ladywell, Wrington, BS40 5LT). Mr Russell Perry attended to hear the Committee's discussion on application 14/P/2025/F (3 New Site, Church Road, Wrington, BS40 5SQ).

Mr Perry explained he had withdrawn the previous application and had worked hard with the architect to address the issues raised by the Council, particularly to reduce the visual impact and to compliment the existing dwelling.

Cllr Taylor offered to bring forward these items in the list of planning applications for consideration. The Meeting agreed.

**Application 14/P/1982/F - Land at Ladymead, Ladywell, Wrington, BS40 5LT**

It was agreed the Council had no comment to make on this application, providing it meets the criteria set out in NSC's Residential Design Guide.

**Application 14/P/2025/F - 3 New Site, Church Road, Wrington, BS40 5SQ**

Councillors felt this new proposal was a substantial improvement over the previous one. It was agreed the Council had no objection but, as the property is in Green Belt, would assume it would be assessed in that context.

**4 Minutes of the previous meeting**

The Minutes of the meeting held 16 September 2014 were reviewed and adopted as a true record.

**Matters arising:**

- **Clevedon Town Council's objection to the replacement of the area planning committees with a single committee (the Planning and Regulatory Committee)**

It was reported that Clevedon Town Council had been contacted but had not responded.

- **Application - 14/P/1795/F2 (Land adj Lye Cross Rd, from Box Bush Farm to Lye Hole Piggery, Lye Cross Road, Redhill, Wroughton, BS40 5RH)**

It was noted that this application had now been approved by NSC. It was further noted that NSC were arranging a visit to the farm for residents with issues about the site. It was agreed that Councillors would contact NSC direct if they would like to attend.

## **5 NSC Central Area Planning Committee**

It was noted that there were no items of direct relevance to Wroughton on the agenda for the meeting to be held on 8 October and the agenda for the meeting on 12 November had not yet been published.

## **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/1713/F - 11 Ladywell, Wroughton, BS40 5LT – Approved

It was further noted that 14/P/1794/F (7 Kings Road, Wroughton, BS40 5LW) had been approved. Also, 14/P/1795/F2 (Land adj Lye Cross Rd, from Box Bush Farm to Lye Hole Piggery, Lye Cross Road, Redhill, Wroughton, BS40 5RH) had already been noted under agenda item 4 (Minutes of previous meeting) above.

## **7 Planning Applications**

A list of planning applications had been circulated prior to the meeting. Councillors also agreed to discuss application 14/P/2062/WT (Le Moignes, High Street, Wroughton, BS40 5QD) as the deadline set by NSC would fall before the next Planning Committee meeting.

### **Application 14/P/1961/F - Vosper Lodge, Redhill, Wroughton, BS40 5TG**

It was agreed to object to the proposal due to concerns over road safety issues for vehicles leaving the site to travel north. Councillors also understood the premises were being used as a B&B and, possibly, for airport parking and felt NSC should clarify the position before reaching a decision. Finally, Councillors wanted confirmation that the conditions relating to the previous application (13/P/0056/F) had been met.

*Cllr Yamanaka left the meeting.*

### **Application 14/P/1964/CUPA - Oakdene Farm, Cox's Green, Wroughton, BS40 5QU**

The Council agreed not to object to the development. However, Councillors were concerned over the access details presented in the planning statement document and agreed to refer to these in the comment for submission.

*Cllr Ledbury left the meeting.*

### **Application 14/P/1982/F - Land at Ladymead, Ladywell, Wroughton, BS40 5LT**

Please see agenda item 3 (Public Participation) above.

**Application 14/P/1997/LDE - Willis's Batch, Brockley Combe Road, Backwell, BS48 3DF**

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

**Application 14/P/2025/F - 3 New Site, Church Road, Wrington, BS40 5SQ**

Please see agenda item 3 (Public Participation) above.

**Application 14/P/2062/WT – Le Moignes, High Street, Wrington, BS40 5QD**

After discussion, it was agreed to object to this tree works application.

Councillors understood a 'Woodland Management Plan' for the site existed but as it had not been posted on NSC's website, felt it difficult to judge the applicant's long term plans. Neighbours had commented that previous tree works, some allegedly unauthorised, had already impacted on the views from High Street and Alburys and were, therefore, concerned over the lack of detail presented. The Council would like to recommend a Tree Officer visit the site to look at the situation.

*Cllr Bigg left the meeting.*

## **8 Other Planning Issues**

- **NSC consultation – Long Ashton Neighbourhood Plan**

It was agreed to submit a comment in support of the plan.

- **NSC consultation – Development Contributions: Principles and Operational Guidance Supplementary Planning Document**

It was agreed that Cllr Taylor would prepare a response for submission and that Councillors should email Cllr Taylor with any contributions.

- **NSC Core Strategy: re-examination of remitted policies Proposed Main Modifications to Policy CS13 (September 2014)**

It was agreed to discuss this at the next Planning Committee meeting (28 October)

Finally, it was noted NSC had given permission for a Monkey Puzzle tree at Cedar House, High Street, Wrington, to be felled under a 5 day notice because it was dead.

The Meeting was closed at 7.15pm.

**Chairman**