

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Tuesday 18 November 2014**

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

In attendance: Dr David Portas

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Due to Cllr Taylor's absence Cllr Robinson proposed that Cllr Glynn chair the meeting. This was seconded by Cllr Bigg with all in favour.

**1 Apologies for absence**

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

**2 Declarations of Interest**

There were no declarations of interest.

**3 Public Participation**

Dr David Portas attended to hear the Committee's discussion on application 14/P/2282/F, a proposal for development at Webbsbrook House, Silver Street, Wrington, for which Dr Portas is the applicant.

It was agreed to bring forward this item.

**Application 14/P/2282/F – Webbsbrook House, Silver Street, Wrington, BS40 5NG**

Councillors considered the proposal and asked Dr Portas to comment on aspects of the application. After discussion the Committee agreed that they had no objection in principle to development on the site but there were concerns about certain issues and that the following points in particular should be raised:-

- Access and parking – Councillors were concerned that the parking arrangements, as proposed, might not meet parking standards, as might access to and from the site in terms of the required visibility and splay.
- Flooding and drainage – As the site is in part located within Flood Zones 2 and 3, the Committee is concerned about the loss of permeable surface and the potential for increased surface water run-off. The Committee would like to suggest that, if the application is approved, it is conditioned that surface water is collected and disposed of in a controlled manner. Neighbouring properties have been subject to recent flooding, sometimes contaminated with foul sewage. The Committee also has concerns about the work proposed to the stream and the effect this may have further downstream. The Committee would like to suggest that any work should only be undertaken as part of a wider maintenance plan.
- Residential Design Guide – the Committee would like assurance that the proposal meets the criteria set out in NSC's Residential Design Guide.

*Dr Portas left the Meeting.*

#### **4 Minutes of the previous meeting**

The Minutes of the meeting held 28 October 2014 were reviewed and adopted as a true record. There were no matters arising.

#### **5 NSC Planning and Regulatory Committee**

It was noted that 14/P/1353/F (Former Wrington Vale Medical Practice, The Surgery, Station Road, Wrington, BS40 5NG) was discussed at the P&R meeting on 12 November (please see Agenda item 6 below).

#### **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/1917/CUPA - Scars Farm Barn (south-east of Vosper Lodge), Redhill, Wrington, BS40 5TG – Refused
- 14/P/1964/CUPA - Oakdene Farm, Cox's Green, Wrington, BS40 5QU – Refused
- 14/P/1982/F - Land at Ladymead, Ladywell, Wrington, BS40 5LT – Approved
- 14/P/2025/F - 3 New Site, Church Road, Wrington, BS40 5SQ – Approved
- 14/P/2120/WT - Ashley House, Silver Street, Wrington, BS40 5QE – Approved

It was further noted that 14/P/1653/F (Warren Cottages, Warren House, Brockley Combe Road, Backwell, BS40 3DF) had been withdrawn by the applicant and 14/P/1353/F (Former Wrington Vale Medical Practice, The Surgery, Station Road, Wrington, BS40 5NG) had been approved by P&R, with the Decision Notices received after the meeting papers had been circulated.

*Cllr Yamanaka left the Meeting.*

#### **7 Planning Applications**

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

##### **Application 14/P/2282/F - Webbsbrook House, Silver Street, Wrington, BS40 5QL**

Please see Agenda item 3 (Public Participation) above.

##### **Application 14/P/2292/WT - Piltdown, Church Walk, Wrington, BS40 5QQ**

It was agreed the Committee had no objection to this tree works application. However Councillors commented that, according to the site plan, T2 (Silver Birch) appears to be located within a neighbouring property ("Willows"). Therefore, ownership should be established and the owner contacted before approval is granted.

##### **Application 14/P/2294/LB - 3 Haydens, High Street, Wrington, BS40 5QD**

It was agreed the Committee had no objection in principle to the proposed development. However, as the proposed conversion appears to be directly above the adjacent property Councillors felt there was the possibility of neighbour impacts and agreed, therefore, to resubmit the comment made on the previous similar application (10/P/2073/LB).

**Application 14/P/2298/HHPA - 23 Butts Batch, Wroughton, BS40 5LP**

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

**Application 14/P/2309/NMA - Udley Cottage, West Hay Road, Wroughton, BS40 5NR**

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

**8 Other Planning Issues**

- **NSC Enforcement Report**

This was noted. It was agreed to contact NSC in relation to the new signage that had recently been erected in relation to the Gatcombe Farm site.

- **Appeal (APP/D0121/D/ 14/2225589) against NSC's refusal of 14/P/1305/F, Woodside Cottage, Wroughton Hill, BS40 5PW**

This was noted. This site lies outside Wroughton Parish.

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

This was noted.

Cllr Glynn reminded members that the next NSC Development & Environment planning workshop will be held 10 December 2014, 9.30-noon, in the New Council Chamber at the Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ.

The Meeting was closed at 7.20pm.

**Chairman**