

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Thursday 8 January 2015**

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

1 Apologies for absence

No apologies had been received.

2 Declarations of Interest

Cllr Ledbury declared an interest in relation to application 14/P/1882/F (Former Bennetts Solicitors, High Street, Wrington, BS40 5QB) as she is a friend of the applicant. Cllr Yamanaka declared an interest in relation to application 14/P/2621/WT (Wrington Primary School, Playing Field off School Rd, Wrington, BS40 5NA) as she is a school governor.

3 Public Participation

There were no members of the public present.

4 Minutes of the previous meeting

The Minutes of the meeting held 9 December 2014 were reviewed and adopted as a true record. The Council's comment on application 14/P/2617/F (F R R Ltd, Woodland off Brockley Combe Road, Wrington) was noted which had been discussed at the Parish Council meeting on 17 December 2014.

5 NSC Planning and Regulatory Committee

It was noted that there were no items of direct relevance to Wrington on the agenda for the meeting to be held on 14 January.

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/1961/F - Vosper Lodge, Redhill, Wrington, BS40 5TG – Refused.
- 14/P/1997/LDE - Willis's Batch, Brockley Combe Road, Backwell, BS48 3DF – Approved
- 14/P/2148/CUPA - Quarry Farm, Row Of Ashes Lane, Redhill, Wrington, BS40 5TU – Refused
- 14/P/2282/F - Webbsbrook House, Silver Street, Wrington, BS40 5Q – Approved
- 14/P/2294/LB - 3 Haydens, High Street, Wrington, BS40 5QD – Approved
- 14/P/2417/F - Glengareth, West Hay Road, Wrington, BS40 5NN – Approved
- 14/P/2424/LB - Le Moignes, High Street, Wrington, BS40 5QD – Approved

7 Planning Applications

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

Application 14/P/1882/F - Former Bennetts Solicitors, High Street, Wroughton, BS40 5QB

It was agreed to re-iterate the Council's previous objection to the application and also to object to revised plans. Although the proposed extension will be at the rear of the building, it will still be visible from High Street and, therefore, Councillors felt the proposed flat roof would be out of character in the Conservation Area and not in keeping with the existing roofline. Councillors questioned whether the flat roof meets the criteria set out in NSC's Residential Design Guide.

Cllr Rawlins joined the meeting.

Application 14/P/2621/WT - Wroughton Primary School, Playing Field off School Rd, Wroughton, BS40 5NA

It was agreed the Council had no objection to the application.

Application 14/P/2653/CUPA - Agricultural Building, Oakdene Farm, Cox's Green, Wroughton, BS40 5QU

Councillors agreed to object to the application because they felt the applicant had failed to prove that the building was in agricultural use on 20 March 2013. It was believed Oakdene Farm had not been used as a farm for about 20 years. It is known locally that the surrounding fields are let to a neighbouring farmer for 'grasskeep' and some of the buildings have been used as a music studio since the farm ceased to be an agricultural unit. Furthermore, in response to a previous application (14/P/1964/CUPA) NSC had confirmed that agricultural use on the site had ceased. Finally, irrespective of the issue of agricultural use, Councillors were concerned about the suitability of the site for development due to the lack of pedestrian footway on the access roads (some of which are also prone to flooding), the limited public transport and the fact that the site is outside the settlement boundary.

Application 14/P/2670/F - South View Cottage, Old Barn Lane, Butcombe, BS40 5TW

It was noted the property was actually in Butcombe parish but was close to the Wroughton 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 occupied, sold (or rented) separately from the main dwelling in the future.

8 Other Planning Issues

• **Enforcement Issues**

This was noted and it was agreed to contact NSC as to why 2013/0483 (Golden Valley Veterinary Hospital) and 2014/0517 (4 Ladywell, Wroughton, BS40 5LT) had not been included in the latest report.

- **NSC consultation - Creating Sustainable Buildings and Places in North Somerset Supplementary Planning Document**


It was agreed to discuss this at the next Planning Committee meeting (27 January).

- **NSC consultation – Draft Statement of Community Involvement**

It was agreed to discuss this at the next Planning Committee meeting (27 January).

- **NSC consultation on Backwell Neighbourhood Plan Referendum to be held on Thursday 26 February 2015**

This was noted.

Finally Councillors discussed rumours surrounding a potential development of 80 houses at Cox's Green. This land had not previously been included on NSC's Land Availability Assessment  map as potential development land. It was agreed Cllr Glynn would contact NSC explaining the unsuitability of the site for development.

The Meeting was closed at 7.15pm.

Chairman