

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Tuesday 9 December 2014**

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

---

**1 Apologies for absence**

Apologies were received from Cllrs Woolf and Fowler.

**2 Declarations of Interest**

Cllr Glynn declared an interest in relation to application 14/P/2417/F (Glengareth, West Hay Road, Wrington, BS40 5NN) due to the proximity of the dwelling to his place of residence.

**3 Public Participation**

There were no members of the public present.

**4 Minutes of the previous meeting**

The Minutes of the meeting held 18 November 2014 were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

It was reported that application 14/P/1961/F (Vosper Lodge, Redhill, Wrington, BS40 5TG) would be discussed at the meeting on 10 December.

**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/2098/CUPA - Rydings Farm, Silver Street, Wrington, BS40 5QN  
- Refused
- 14/P/2292/WT - Piltdown, Church Walk, Wrington, BS40 5QQ – Approved
- 14/P/2298/HHPA - 23 Butts Batch, Wrington, BS40 5LP – Approved
- 14/P/2309/NMA - Udley Cottage, West Hay Road, Wrington, BS40 5NR  
– Approved

It was further noted that 14/P/2193/F (Triangle House, The Triangle, Wrington, BS40 5LB) and 14/P/2202/F (4 Ladywell, Wrington, BS40 5LT) had both been refused, with the Decision Notices received after the meeting papers had been circulated.

**7 Planning Applications**

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

**Application 14/P/2132/F - Barley Wood, Long Lane, Wrington, BS40 5SA**

It was agreed the Council would maintain its objection to the proposed development and Cllrs Taylor and Glynn would prepare a detailed comment highlighting issues raised by the Transport Statement and NSC's email dated 18 November 2014.

**Application 14/P/2375/PDA - Land south-west of Highcroft, Winters Lane, Redhill, Wrington, BS40 5SE**

It was reported that NSC had already approved this application. A Decision Notice had been issued on 3 December which was well in advance of the deadline for comments. It was agreed to complain to NSC as Councillors had been denied the opportunity to comment. Furthermore, Councillors felt there was a contradiction between this decision and NSC's refusal of 14/P/1917/CUPA (Scars Farm Barn, Redhill, Wrington, BS40 5TG).

*Cllr Glynn left the meeting (due to his declaration of interest, see Agenda item 2 above).*

**Application 14/P/2417/F - Glengareth, West Hay Road, Wrington, BS40 5NN**

It was agreed the Council had no objection in principle to the proposed development. However it was noted that the extension would reach right up to the western boundary of the property and, although no windows were proposed, could still have negative neighbour impacts. Therefore Councillors wanted assurance that the development meets the criteria set out in NSC's Residential Design Guide.

*Cllr Glynn re-joined the meeting.*

**Application 14/P/2424/LB - Le Moignes, High Street, Wrington, BS40 5QD**

It was agreed the Council had no objection in principle to the proposal, providing the Conservation Officer is satisfied with the suitability of the new windows.

**Application 14/P/2448/F - Butcombe Brewery, Havyat Lane, Cox's Green, Wrington, BS40 5PA**

After discussion Councillors agreed they would like to raise the following issues:-

- Flood risk and drainage – as there is a documented flood risk in Wrington, and due to the loss of permeable surface, Councillors would like assurance that the development would not lead to problems off site, particularly downstream. Because of this it should be conditioned that water leaving the site is strictly controlled.
- Screening – due to the elevated and visible nature of the site, Councillors were concerned about the timescale for the proposed planting to become effective as screening. Councillors would like to see more specimen trees included in the proposal.

## **8 Other Planning Issues**

- **Proposal to reschedule the Planning Committee Meeting scheduled for 6 January to 8 January**

This was agreed on the proviso that no urgent business necessitated a meeting on 6 January. The Cllr Taylor will email Councillors if this is the case.

- **NSC Enforcement Report**

This was noted and it was agreed to contact NSC as to why 2013/0483 (2m fence at Golden Valley Veterinary Hospital) had not been included in the latest report.

- **North Somerset Core Strategy examination of remitted policies – additional hearings to be held 6-7 January 2015**

This was noted.

- **NSC consultation – Neighbourhood Development Plan for Winscombe and Sandford Parish**

This was noted.

The Meeting was closed at 7.20pm.

**Chairman**