

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Thursday 27 January 2015**

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

1 Apologies for absence

Apologies were received from Cllrs Howells and Robinson.

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.

3 Public Participation

There were no members of the public present.

4 Minutes of the previous meeting

The Minutes of the meeting held 8 January 2015 were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

There were no items of direct relevance to Wrington at the meeting held on 14 January. However it was noted that outline application for a residential development of up to 80 dwellings at land off Brinsea Road in Congresbury had been deferred due to highways issues.

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/2621/WT - Wrington Primary School, Playing Field off School Rd, Wrington, BS40 5NA - Approved

It was also noted the temporary TPO (1009) that NSC placed on the pine at The Old Manse, Chapel Hill, Wrington, BS40 5NJ (following application 14/P/1329/WT) has been made permanent.

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, Wrington, BS40 5QB

It was agreed to re-iterate the Council's previous objection to the application and also to object to the revised parking/bin storage plans as this would still require

the deconstruction of walls and excavation of the bank. Councillors were also still concerned about road safety issues and felt that five would be preferable to six parking spaces. Due to the busy nature of the road Councillors would like to recommend that a Highways Officer visits the site to assess the danger.

Application 15/P/0057/RM - Bristol Airport, North Side Road, Felton, BS48 3DY

It was agreed to object to this application for the following reasons:-

- Drainage – no information has been provided about the potential for any off-site impacts from surface water run-off and it is not clear whether the proposed surface is permeable or not.
- Lighting – the plans are confusing and there are several discrepancies in relation to the height of the columns and whether they are single or double lights. Councillors felt other forms of light might be more appropriate (such as floor strip lighting), as the proposed scheme would have a negative impact on views from the south and would extend light pollution into unlit countryside.
- Ecological Plan – Councillors agreed this seemed inadequate and did not address the issues involved. It was agreed Cllrs Taylor and Glynn would prepare a detailed response on the potential effects on wildlife. However it was felt that the application failed to offer any enhancement to local biodiversity and habitats which is required by Policy CS4.

Application 15/P/0120/WT - Le Moignes, High Street, Wrington, BS40 5QD

The Council had no objection in principle to the proposed coppicing but felt it would be better to establish a regular six yearly coppicing cycle for the trees by staggering the work.

Application 15/P/0123/WT - 2 The Glebe, Wrington, BS40 5LX

Councillors drew attention to the fact that the map produced by NSC was inaccurate and the applicant's sketch plan provided a more accurate picture of the trees' locations. The Council agreed the trees have considerable amenity value at the entrance to The Glebe. Councillors also questioned whether the trees were owned by the applicant and would like ownership established before any permission is granted.

8 Other Planning Issues

- **Email from Aspect360 re proposed recreational use of woodland at Brockley Coombe.**

This was noted and a response was deferred until Aspect360 had provided the further information requested about the exact location and scale of the operation proposed.

- **Letter from Wraxall and Failand Parish Council to the Planning Inspectorate re application by National Grid for an Order Granting Development Consent for the Hinkley Point C Connection Project**

This was noted.

- **NSC consultation - Creating Sustainable Buildings and Places in North Somerset Supplementary Planning Document**
It was agreed Cllrs Taylor and Glynn would prepare a suitable response.
- **NSC consultation – Draft Statement of Community Involvement**
It was agreed Cllrs Taylor and Glynn would prepare a suitable response.
- **West of England (BANES, Bristol City, North Somerset and South Gloucestershire Councils) consultation - Joint Strategic Planning Strategy**
It was agreed to discuss this at the next Planning Committee meeting (17 February).

Cllr Taylor drew members' attention to the NSC Consultation Call for Sites: West of England Joint Strategic Planning Strategy: Housing and Economic Land Availability Assessment, which would be discussed at the next Planning Committee meeting (17 February).

The Meeting was closed at 7.15pm.

Chairman