Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Thursday 21 April 2015

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

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1   Apologies for absence
Apologies were received from Cllrs Howells and Bigg.

2   Declarations of Interest
There were no declarations of interest.

3   Public Participation
There were no members of the public present.

4   Minutes of the previous meeting
The Minutes of the meeting held 31 March 2015 were reviewed and adopted as a true record. There were no other matters arising.

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 held on 8 April and the agenda for the meeting to be held on 10 June 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/2448/F - Butcombe Brewery, Havyat Lane, Cox's Green, Wrington, BS40 5PA - Approved
- 15/P/0427/F - 5 Redcroft, Redhill, Wrington, BS40 5SL – Approved

It was also noted 15/P/0670/RM (Children's Play Area, Church Walk, Wrington, BS40 5QQ) had been approved, with the Decision Notice received after the meeting papers had been circulated.

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

Application 15/P/0670/WT - Church Walk Play Area, Wrington, BS40 5QQ
As this application had been submitted by the Council and had already been approved by NSC (see agenda item 6), it was agreed no comment was necessary.

Application 15/P/0686/F - The Old Parsonage, High Street, Wrington, BS40 5QD
It was agreed the Council had no comment to make on this application.

Application 15/P/0695/F and 15/P/0696/LB – Le Moignes, High Street, Wrington, BS40 5QD
It was agreed the Council had no comment to make on this application. However, Councillors felt it would have been better to carry out the Ecological Survey at a more suitable time of year.

Application 15/P/0735/WT - Cedar House, High Street, Wrington, BS40 5QD
It was agreed the Council had no objections to this application.

Application 15/P/0763/CUPA - Agricultural building south of Woodmans Cottage, West Hay Road, Wrington, BS40 5NW
The Council agreed to object to the application:-

- No proof had been submitted to support the statement that the building was in agricultural use on 20 March 2013 and the photographs provided did not appear to suggest it is used as an agricultural barn.
- It is understood, locally, that the number of farm animals on site is over estimated.
- As the site is in a prominent position and is in Green Belt, if the application were to be approved, external lighting should be kept to a minimum particularly as the site is close to a known bat foraging area.
- Councillors felt it vital that a surface water management and drainage plan be conditioned as the site is a known source of surface water run-off which has led to surface flooding on West Hay Road in the past.
- The Council would wish to see it conditioned that the building could not be sold separately from the main dwelling.
- Finally Councillors questioned whether the application met the criteria for permitted development and noted that several similar local applications had recently been refused.

8   **Other Planning Issues**

- **NSC Enforcement Report**
  It was agreed to contact NSC about several outstanding enforcement issues.

- **North Somerset Council – Local Planning Application Requirements Consultation**
  It was agreed to discuss this at the next Planning Committee meeting (12 May).

- **NSC's Five day notice to remove two dead trees at The Courthouse, The Triangle, Wrington**
  This was noted.

The Meeting was closed at 7.00pm.

Chairman