

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Thursday 14 July 2015**

<b>Present:</b>	Mr B Taylor (Chairman)	Mr D Glynn
	Mr J Rawlins	Mrs P Ledbury (to item 8)
	Ms J Bishop (Assistant Clerk)	

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**1 Apologies for absence**

Apologies were received from Cllrs Fowler, Woolf, Yamanaka, Robertson and Lankester.

**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 23 June were reviewed and adopted as a true record. There were no 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 July and the agenda for the next meeting 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:-

- 15/P/1298/NMA - Bristol International Airport, North Side Road, Wrington, BS48 3DY – Approved.
- 15/P/1134/F - Old Farm, Downside Road, Backwell, BS48 3DN – Approved.

It was also noted 15/P/1100/F (Holly Cottage, 37 Butts Batch, Wrington, BS40 5LN) and 15/P/1120/F (25 Home Close, Wrington, BS40 5PX) had both been approved, 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 15/P/1365/TPO - West Barn, West Hay Road, Wrington, BS40 5NP**

The Council agreed to object to the application:-

- The tree has public amenity value.
- No arboriculturalist's report has been provided to substantiate the necessity for felling.

- No evidence had been provided to substantiate the alleged damage caused to the wall (as required by section 8.2 of the application form). Although slightly displaced, the wall does not appear to have deteriorated since a report written in 2014 and no cracks are visible from the highway.
- The 'Existing Block Plan' appears to relate to an earlier application as the tree's crown spread is not as extensive as shown.
- In previous applications to extend the property, the Decision Notices have conditioned the necessity to protect the tree and Councillors were concerned that this application had been made purely to facilitate building work.

**Application 15/P/1378/F - 5 Ashford Road, Redhill, BS40 5TH**

Councillors agreed to object to the proposed development:-

- Previous development has already increased the property by approximately 43%. However, in this application there seems to be some discrepancy between the Design & Access Statement and the Ground Floor Plan. Depending on how the figures are interpreted, this application proposes an increase of either 53.1% or 63.5% above the size of the original dwelling which contravenes the current policy guidelines of 50% set out in the NSC Local Plan RD/3.
- It is also proposed to convert the garage to a study/playroom. Councillors were unsure whether this needed to be factored into the above calculations.
- The property is outside the settlement boundary and in Green Belt. Councillors felt further extension would be disproportionate, impacting negatively on the rural character of the area and the openness of Green Belt.

## 8 Other Planning Issues

- **NSC- Neighbourhood Development Plan for Churchill and Langford (application for the designation of the whole parish as the Neighbourhood Area)**

This was noted and it was agreed no comment was necessary.

- **Enforcement Issues – Gatcombe Farm update on Appeal APP/D0121/C/15/3002604**

It was noted that no date had yet been set for the hearing. However, NSC had emailed the Council that the appellant is now appealing on the grounds 'That planning permission should be granted for what is alleged in the notice'. As this means the inspector will look at the planning merits of the case and may grant planning permission, the Council agreed to lodge an objection, stating the current use of the site is inappropriate in Green Belt.

Cllr Taylor highlighted that NSC's consultation (Development Contributions Supplementary Planning Document) would be discussed at the next Planning Committee Meeting (4 August).

The Meeting was closed at 6.25pm

**Chairman**