

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Thursday 15 September 2015**

**Present:** Mr B Taylor (Chairman) Mr D Glynn  
Mr J Rawlins Mrs J Fowler  
Mrs G Bigg (to item 8) Ms J Bishop (Assistant Clerk)

In attendance: Mr Craig Morris, Utopia Design & Visualisation Ltd

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**1 Apologies for absence**

Apologies were received from Cllrs Ledbury, Yamanaka, Woolf and Robertson.

**2 Declarations of Interest**

There were no declarations of interest.

**3 Public Participation**

Mr Craig Morris, Utopia Design & Visualisation Ltd, attended to hear the Committee's discussion on application 15/P/2000/F (Lye Hole Cottage, Sutton Lane, Redhill, Wrington, BS40 5RL). Cllr Taylor offered to bring the application forward in the Agenda. The Committee agreed.

**4 Minutes of the previous meeting**

The Minutes of the meeting held 25 August were reviewed and adopted as a true record. There were no matters arising.

**Application 15/P/2000/F - Lye Hole Cottage, Sutton Lane, Redhill, Wrington, BS40 5RL**

Mr Morris addressed the meeting and explained how this application replaced a previous application that was refused by NSC. The new proposals sought to reduce the floor area, height and mass of the development as well as addressing various issues raised by NSC. He felt the new design would have no impact on the Green Belt, that the scale was appropriate to the site and fitted within current planning guidelines. Councillors asked Mr Morris for more information in relation to the dimensions and the layout of the property. Cllr Fowler stated that residents of the area supported the development. However it was noted that residents had objected to the previous application.

After discussion Councillors agreed that the proposals were still for a materially larger dwelling, which they believed would exceed current planning guidelines. Therefore the Council agreed to object for the following reasons:-

- As the outbuilding (Storage 1) to be demolished is more than 5m from the current cottage, it was felt it should not have been included in the calculation of the increase in built area caused by the development. Removing the outbuilding from the calculation gives an increase in area of approximately 93% which is in excess of current guidelines for development in the Green Belt.

- A development of this size must have a negative impact on the openness of the Green Belt and is therefore inappropriate development.
- No special circumstances have been put forward to outweigh the harm caused to the Green Belt.
- Councillors were also concerned that the development would bridge the stream, leading to potential downstream impacts.

*Mr Morris thanked Councillors for the opportunity to address the Committee and left the meeting.*

## **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 9 September and the papers for the meeting on 14 October had yet to be 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/1088/F - Butcombe Brewery, Havyat Lane, Cox's Green, Wrington, BS40 5PA – Approved.
- 15/P/1567/F - Barn south of Woodmans Cottage, off West Hay Road, Wrington, BS40 5NW – Approved.
- 15/P/1606/CUPA - Produce store building, Downside Road, Backwell – Refused.
- 15/P/1629/F - 10 Alburys, Wrington, BS40 5NZ – Approved.
- 15/P/1718/WT - Haydens, High Street, Wrington, BS40 5QD – Approved.
- 15/P/1719/WT - The Old Parsonage, High Street, Wrington, BS40 5QD – Approved.
- 15/P/1884/PAI - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DY – Approved.
- 15/P/1697/F - P J Hare Ltd, Havyatt Road Trading Estate, Havyatt Road, Wrington, BS40 5NL – Approved.

It was also noted 15/P/1759/F (Webbsbrook House, Silver Street, Wrington, BS40 5QL) and 15/P/1773/F (11 Church Court, Church Road, Redhill, Wrington, BS40 5SG) 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/1861/F - Council Houses, 4 Downside Road, Backwell, BS48 3DN**

Councillors agreed to object to the application because the development was, effectively, a new build in Green Belt which will have a negative impact on the openness of the Green Belt. Furthermore the application gave no exceptional circumstances to justify the potential harm to the Green Belt. Councillors discussed the difficult access from the property onto Downside Road.

**Application 15/P/1955/F - Malbro, The Batch, Backwell, BS48 3DL**

It was noted that the parish boundary ran through the site, with the house being in Wrington parish. The Council agreed there were no objections to the proposed development.

**Application 15/P/2000/F - Lye Hole Cottage, Sutton Lane, Redhill, Wrington, BS40 5RL**

This item was brought forward in the Agenda (please see above).

**8 Other Planning Issues**

- **NSC Sites and Policies Plan Part 1: Development Management Policies Examination - Hearing 3 November 2015**

This was noted.

- **Appeal (APP/D0121/W/15/3132706) for removal of conditions 1, 2, 4, 6, 8 and 9 of 13/P/0352/F – F R R Ltd, Woodland off Brockley Combe Rd, Wrington Warren, Wrington.**

Cllr Taylor read the draft response to the Planning Inspectorate. It was agreed that Councillors should send Cllr Taylor any comments by 18 September, otherwise the response would be submitted as drafted.

*Cllr Bigg left the meeting.*

- **NSC Enforcement Report**

This was noted. Cllr Robertson requested that NSC be contacted as to why Meadow Cottage, Lye Hole Lane, Redhill, had been removed from the list.

Finally, it was noted the Council had received a letter of introduction from the new developer of the old surgery site.

The Meeting was closed at 7.10pm

**Chairman**