

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

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|-----------------|------------------------|-------------------------------|
| Present: | Mr B Taylor (Chairman) | Mr D Glynn |
| | Mr J Rawlins | Mrs G Bigg |
| | Mrs P Ledbury | Mrs J Fowler |
| | Mrs D Robertson | Ms J Bishop (Assistant Clerk) |

1 Apologies for absence

Apologies were received from Cllrs Yamanaka, Simpson and Woolf.

2 Declarations of Interest

Cllrs Taylor and Ledbury both declared a personal interest in relation to application 15/P/2282/F (Agricultural building south of Barn House, Ladywell, Wrington, BS40 5LT). Cllr Taylor is a neighbour and Cllr Ledbury has a family connection to 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 6 October were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was noted that the papers for the next meeting had yet to be published but it was believed there would be no items of direct relevance to Wrington.

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/1955/F - Malbro, The Batch, Backwell, BS48 3DL – Approved.
- 15/P/2244/WT - Lawders Orchard, Silver Street, Wrington, BS40 5PD – Approved.

It was also noted 15/P/2136/F (The Plough, High Street, Wrington, BS40 5QA) 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/2203/F and 15/P/2204/LB - Le Moignes, High Street, Wrington, BS40 5QD

It was agreed the Council had no objection to the application. However Councillors were concerned that some of the information used to produce the

ecological survey dated back to 2007 making it difficult to assess the potential impact on wildlife.

Application 15/P/2219/WT - Le Moignes, High Street, Wrington, BS40 5QD

As the tree management plan had not been posted on NSC's website, Councillors felt they had no alternative but to object to the application. Also, given the amount of tree works that have been carried out on site, the Council recommended that NSC consider making a site tree protection order to safeguard the remaining trees.

Application 15/P/2282/F - Agricultural building south of Barn House, Ladywell, Wrington, BS40 5LT

It was agreed the Council had no objection in principal to the proposed conversion bearing in mind the following:-

- Councillors were concerned about the possibility of negative neighbour impact, in particular loss of privacy due to a rooflight that has the potential to overlook 4 Ladywell. Councillors were also concerned that the resident of 4 Ladywell might not have been notified by NSC about the application.
- As new dwelling will be an integral part of the farm, it should be conditioned that it is tied to the farm so it cannot be sold separately in the future.
- Finally, it should be conditioned that there is no vehicular access from the west and access is, as proposed in the application, through the farm.

Application 15/P/2285/WT - 23 Station Road, Wrington, BS40 5LY

The Council agreed to object. The applicant has provided no reason for the necessity of the work. The tree has significant public amenity value being visible from the road, two public footpaths and many houses. Therefore, Council recommended that the tree is protected with a tree protection order.

Application 15/P/2345/WT - Crab Apple Cottage, Broad Street, Wrington, BS40 5LA

It was agreed the Council had no objections to this application. However, the applicant has given no reason for the proposed works and the Royal Horticultural Society's website recommends that mature magnolias are only pruned if absolutely necessary and at certain times of the year. Because of this the Council hoped the Tree Officer would advise the applicant on the best course of action.

Application 15/P/2364/MMA - Former Wrington Vale Medical Practice, The Surgery, Station Road, Wrington, BS40 5NG

After discussion the Council agreed to object to the proposed amendments as the original conditions imposed by NSC were to protect the amenity value of the site and the neighbouring street scene and should, therefore, remain in place.

8 Other Planning Issues

- **Appeal APP/D0121/C/ 15/3002604 - Land at Gatcombe Farm, West Hay Road, Wrington, BS40 5GF - Hearing on 10 November 2015**
This was noted.
- **NSC Enforcement Report**
It was noted there were no new cases on the latest report.

- **Planning for future housing - update for Town and Parish Councils**
This was noted.

The Meeting was closed at 7.05pm

Chairman