

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Thursday 16 February 2016**

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

1 Apologies for absence

Apologies were received from Cllrs Ledbury, Yamanaka and Simpson.

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 26 January were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was noted there were no items of direct relevance to Wrington discussed at the meeting on 10 February, however, the decision on the proposed housing development at Says Lane in Langford had been postponed.

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/2617/F - The Bungalow Inn, Kingdown Road, Butcombe, BS405TP
– Refused.
- 15/P/2723/PAI - Bristol Airport, North Side Road, Felton, Wrington
– Approved.
- 15/P/2796/F - Aldwick Court Farm, Aldwick Lane, Redhill, Blagdon, BS40 5RF
– Approved.
- 15/P/2884/TPO - Broadfield House Farm, New Road, Redhill, BS40 5TX
– Refused.

It was also noted 16/P/0028/TPO (16 Alburys, Wrington, BS40 5NZ) had been refused and 16/P/0064/MMA (Old Surgery, Station Road, Wrington, BS40 5NG) had 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 16/P/0157/TPO - The Surgery, Station Road, Wrington, BS40 5NG

It was agreed to object to the proposed tree works. It was noted that a previous application (15/P/1825/TPO) had been refused and Councillors felt the reasons for refusal still applied, ie, the trees were healthy and had public amenity value. Furthermore it was felt the trees posed no threat to neighbours or the new development.

Application 16/P/0171/WT - Becket House, Station Road, Wrington, BS40 5LG

It was noted a previous application (12/P/1226/WT) had been approved but the time limit had expired. It was agreed the Council had no objection in principle to the proposed work but like to see it conditioned that a replacement tree was planted. Councillors also wanted assurance that neighbours had been informed as it was possible the trees had amenity value.

Application 16/P/0173/F and 16/P/0175/LB - Residential Annexe at Lye Hole Farm, Lye Hole Lane, Wrington, BS40 5RL

Councillors agreed to object to the application:-

- The access lane is very narrow and Councillors were concerned that any potential increase in traffic could create safety issues.
- The development would constitute a new commercial venture in Green Belt which is contrary to current planning policy.
- If the application is approved, parking should be limited to prevent off-site airport parking. Also it should be conditioned that the accommodation can only be used for tourist accommodation and not for unrestricted residential use.

Application 16/P/0194/F - Oakdene Farm, Cox's Green, Wrington, BS40 5QU

It was agreed the Council had no objections to the proposed development.

Application 16/P/0319/HHPA - 2 Garstons Close, Wrington, BS40 5QT

It was agreed there were no objections to the application.

8 Other Planning Issues

- **Department for Communities & Local Government – National Planning Policy: consultation on proposed changes**

It was agreed Councillors should let Cllr Glynn have any comments by 19 February.

- **North Somerset Council - Sites and Policies Plan Part 1: Development Management Policies, Proposed Main Modifications Consultation**

It was agreed Councillors should let Cllr Glynn have any comments by 26 February.

- **Enforcement Issues**

NSC's Enforcement Report (dated 10 February) was noted.

Cllr Taylor drew the meeting's attention to two planning applications:-
16/P/0114/F (a two storey front and single storey side extension at Holly Cottage, Downside Road, Backwell BS48 3DL) and 16/P/0213/F (change of use to a circus yard and associated works at Gramarose, Long Lane, Backwell BS48 3EQ). However as these were outside the parish boundary it was agreed not to comment.

The Meeting was closed at 6.55pm

Chairman