

**Minutes of a Meeting of the Planning Committee of
Wrighton Parish Council
held in the John Locke Room on Thursday 29 March 2016**

Present: Mr B Taylor (Chairman) Mr D Glynn
Mrs J Fowler Mr D Simpson
Mrs G Bigg Mrs D Yamanaka
Mr S Lovell (from item 3) Ms J Bishop (Assistant Clerk)

In attendance: Mr Trevor Wade, Ms Sally Bartlett, Mr Colin Russell,
Mr Stephen Basey and Mrs Louise Basey

1 Apologies for absence

Apologies were received from Cllr Ledbury.

2 Declarations of Interest

Cllr Taylor declared a personal interest in relation to:-

- 16/P/0649/F (Golden Lion, Broad Street, Wrighton, BS40 5LA) as he is a friend of the applicant
- 16/P/0699/F (Agricultural Building at Court Farm, Ladywell, Wrighton, BS40 5LT) as he is a neighbour.

It was also noted that 16/P/0539/WT (Wrighton Memorial Hall, Silver Street, Wrighton, BS40 5QL) was the Council's own application.

Cllr Lovell arrived

3 Public Participation

Mr Trevor Wade, Ms Sally Bartlett attended to hear the Committee's discussion on application 16/P/0691/EIA1 (Land at Cox's Green, Wrighton). 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 29 March were reviewed and adopted as a true record. There were no matters arising.

Application 16/P/0691/EIA1 - Land at Cox's Green, Wrighton

Cllr Taylor explained that an EIA1 is an application to establish whether, due to its size, a development requires an Environment Impact Assessment. Therefore this application is not actually for the development and, it was assumed, a full planning application would be submitted in due course.

After discussion it was agreed the Council had grave concerns about the potential environmental impacts of the development, especially given its scale. Therefore it was felt an Environmental Impact Assessment was vital and the comment to NSC should cite the EIA screening checklist to demonstrate this.

Mr Colin Russell, Mr Stephen Basey and Mrs Louise Basey arrived

Cllr Taylor repeated the Committee's discussion and the environmental issues raised by the proposed development.

Mr Wade, Ms Bartlett, Mr Russell and Mr & Mrs Basey left the meeting.

5 NSC Planning and Regulatory Committee

It was noted there were no items of direct relevance to Wroughton which had been discussed at the meeting on 9 March. However, proposed housing developments at Says Lane in Langford and Venus Street in Congresbury had been approved. The decision on another development, on land off Wroughton Lane in Congresbury, had been deferred.

6 Decision Notices issued by NSC

A list of Decision Notices had been circulated prior to the meeting and these were noted. In summary:-

- 16/P/0173/F and 16/P/0175/LB – Residential Annexe at Lye Hole Farm, Lye Hole Lane, Wroughton, BS40 5RL – Approved
- 16/P/0319/HHPA - 2 Garstons Close, Wroughton, BS40 5QT – Approved
- 16/P/0454/PAI - Bristol Airport, North Side Road, Felton, Wroughton - Approved

It was also noted 16/P/0194/F (Oakdene Farm, Cox's Green, Wroughton, BS40 5QU) 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 16/P/0532/HHPA - Oaklands, Wroughton Hill, Wroughton, BS40 5PL

It was agreed Councillors had no objection to the application.

Application 16/P/0539/WT - Wroughton Memorial Hall, Silver Street, Wroughton, BS40 5QL

The Council's application was noted.

Application 16/P/0633/F - Redhill House, Red Hill, Redhill, BS40 5TD

The Council agreed to object to the application as the combined height of the fence and wall (approximately 3.4m) is out of keeping, and has a negative impact on the street scene and the openness of the Green Belt. Councillors felt that, if an additional acoustic barrier was necessary, a hedge would be a more suitable solution.

Application 16/P/0649/F - Golden Lion, Broad Street, Wroughton, BS40 5LA

It was agreed the Council had no objection in principle to the proposed removal of condition 2 from application 2091/82. However, Councillors wanted to raise the following concerns:-

- Access – the dwelling will have no formal access onto Broad Street. Even pedestrian access would involve using the driveway and rear gate that belongs to the public house.
- Parking – Councillors felt the dwelling might not meet parking standards. Spaces in Broad Street are sometimes very limited. The new dwelling will

have no garage or parking. Therefore, if approved, the Council would like to condition that parking be provided on the public house's driveway.

- Acoustic Screen – apart from its height, no details had been provided and Councillors questioned how effective it could be, particularly when pub customers are using the rear outside space.

Application 16/P/0652/HHPA - 25 Lawrence Road, Wroughton, BS40 5QF

It was agreed there was no objection to the application.

Application 16/P/0660/F - Forge Cottage, Silver Street, Wroughton, BS40 5QE

It was noted that the property was in the Conservation Area and is subject to an Article 4 Direction. However, it was agreed the Council had no objection to the application.

Application 16/P/0691/EIA1 - Land at Cox's Green, Wroughton

See after Agenda item 4 above.

Application 16/P/0699/F - Agricultural Building at Court Farm, Ladywell, Wroughton, BS40 5LT

After discussion Councillors felt there was no material difference to the previously refused application (15/P/2282/F). Therefore it was agreed to reiterate the Council's previous concerns and to support NSC's refusal of 15/P/2282/F.

- The Council understands that the building is still in agricultural use.
- Due to its location and the circuitous access route through the farm, it is difficult to see how residential use could be practical unless the dwelling is formally tied to the farm.
- The proposed development would increase the total floor area by 50% and could have negative neighbour impact in visual terms.
- Councillors were also concerned that it appeared not all the application documents had been made public.
- Finally, if approved, it should be conditioned that occupation is tied to the farm so it cannot be sold separately and, also, no vehicular access is permitted from the west.

8 Other Planning Issues

Department for Communities and Local Government – technical consultation on the implementation of planning changes

It was agreed Cllrs Taylor and Glynn would prepare a response to this consultation.

North Somerset Council - Site Allocations Plan (Consultation Draft)

It was agreed to carry this forward to the next meeting (19 April).

The Meeting was closed at 7.15pm

Chairman