

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in The Memorial Hall on Tuesday 28 June 2016**

**Present:** Mr B Taylor (Chair) Mr D Glynn  
Mrs G Bigg Mrs J Fowler  
Mr G Lankester Mrs D Yamanaka  
Mr S Lovell Ms J Bishop (Assistant Clerk)

In attendance: Alan Wilson, Gabrielle Wilson, Margaret Hancock,  
Tony Hancock, Ruth Clarke, Tony Harden, Heidi Petterson,  
Adrian Hopkins, Steve Basey, Stephen Bakehouse and  
Christelle Bakehouse

---

**1 Apologies for absence**

Apologies were received from Cllrs Simpson, Ledbury and Robertson.

**2 Declarations of Interest**

Cllr Lovell declared a personal interest in relation to the application on the agenda as he lives close to the proposed development.

**3 Public Participation**

Cllr Taylor thanked residents for attending and explained the purpose of the meeting.

**4 Minutes of the previous meeting**

The Minutes of the meeting held 21 June were reviewed and adopted as a true record. There were no matters arising.

**5 Planning Applications**

**Application 16/P/1291/O - Land at Cox's Green, Wrington**

Cllr Taylor invited residents to give their views on the application. The following issues were raised:-

Tony Hancock:-

- The access roads to the site are inadequate - an increase in traffic numbers would be dangerous.
- The site is subject to flooding. The survey was carried out by a consultant paid for by the developer which casts doubt on its validity.
- The character of the village will change.

Adrian Hopkins:-

- The site is outside NSC's current plans as it is not an approved site.
- The site is a green field and is inappropriate for development.
- It will change the introduction to the village as, at the moment, the introduction is gradual with sparse housing.

- The development is not sustainable. Most of the new residents will commute. In the village, currently 80% of journeys to work are by car. Over the last few years local services have been lost - the bank closed, the post office has been downgraded, the pharmacy is under threat and the branch surgery no longer has planning permission. Therefore key services are outside the village.
- Can the school cope with the additional demand on places?
- The corner of Cox's Green and access points to the development will be dangerous.

The Council discussed whether the proposed pedestrian footpaths cut across residents' gardens/land. Councillors urged residents to check the deeds to their properties to establish ownership of the land.

- The hourly bus service isn't a quality service and the information provided by the applicant is wrong.
- Flooding – within the last fortnight there has been flash flooding on Cox's Green. It is known that water runs off the site towards the village and existing drains can't cope.
- Environment – there are otters in the river course.

Steve Basey:-

- Felt the same as Adrian Hopkins but wanted to stress traffic issues.
- The roads into the village are narrow. There are already lorries and additional traffic accessing the industrial estate. It is estimated the development could add more than 177 cars.

Councillors commented that the traffic figures quoted by the developer seemed modest but the survey was carried out during school holidays.

Tony Harden:-

- The development is not in the right place.
- The access roads are narrow and are already dangerous for cyclists.
- The bus service is limited and expensive.
- The developer's plans ignore the stopping distance required by buses.
- The proposed pedestrian footpaths are too narrow with poor sightlines in places, adding further danger to the positioning of the proposed crossing for pedestrians.
- Access to the site has been poorly designed with inadequate sightlines.
- In the plans, not enough notice has been given to the 'give way' line at Cox's Green and he is unconvinced by the eastern boundary.
- He felt the way the developer proposed to cope with drainage probably would work but was concerned that Nates Lane regularly floods which will put further pressure on other access roads. The cause of flash flooding at Cox's Green has not been addressed.

Adrian Hopkins:-

- The development has not been led by village demands.

Stephen Bakehouse:-

- Reiterated the issue of flooding at Nates Lane, which in winter sometimes floods for weeks on end, and asked how the new residents would access the A38.

Tony Hancock:-

- Nates Lane – if vehicles are coming from Bristol there is no dedicated lane for turning right. Also the when the new ring road is completed there will be more traffic on the A38.

Councillors discussed that it was believed the Rickyard Road development had worsened flooding in the area. The problems of developers providing affordable housing were also discussed. It was noted residents of Rickyard Road had experienced problems with obtaining mortgages because of the way the affordable housing had been set up. It was also believed this was a speculative application, given development elsewhere. Finally the fact that Wrington is classified as not sustainable but is still designated as a service village makes it a target for development.

It was agreed to object to the application on the following grounds:-

- It is outside NSC's plan. It is not included in the Core Strategy and is not an approved site.
- The target of 30% affordable housing is unlikely to be met.
- Flooding.
- Traffic and transport.
- Sustainability.
- Therefore, given the above, the development does not fit within current planning policy.

It was further agreed Cllrs Taylor and Glynn would prepare a response, to be circulated to Councillors.

Cllr Taylor thanked the residents for their comments. The Council urged residents to make their feelings known by commenting directly to NSC.

The Meeting was closed at 7.00pm

**Chairman**