

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 15 November 2016**

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

In attendance: Mr D Marsh and Mrs J Gillions

1 Apologies for absence

Apologies were received from Cllrs Simpson and Robertson.

2 Declarations of Interest

Cllr Ledbury declared a personal interest in relation to application 16/P/2496/F (Four Aces, Blackmoor, Langford, BS40 5HJ) as she knows the applicant.

Cllr Bigg declared a personal interest in relation to agenda item 8 (Proposed area of Local Green Space in emerging Site Allocations Plan) as she owns the land.

3 Public Participation

Mr David Marsh attended because he wanted to see how the Committee functions. Mrs Jo Gillions attended to hear the Committee's discussion on 16/P/2385/F (Prospect House, Broad Street, Wrington, BS40 5LA) because she is the applicant. Neither chose to address the meeting.

4 Minutes of the previous meeting

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

5 NSC Planning and Regulatory Committee

Cllr Taylor reported that the last meeting had been on 9 November when the following applications relating to Bristol Airport had been approved:- 16/P/1440/F (extension to the staff car park), 16/P/1486/F (extension to the Silver Zone car park) and 16/P/1795/RM (a new car park reception building relating to 09/P/1020/OT2). It was also noted an outline application for 35 dwellings at land to the north of Pudding Pie Lane in Langford, Churchill, had also been approved.

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/2112/TPO - 5 Lawders Orchard, Wrington, BS40 5PD – refused
- 16/P/2295/WT - Plough Inn, High Street, Wrington, BS40 5QA - approved
- 16/P/2298/WT - Public conveniences (next to St Mary's House), Broad Street, Wrington, BS40 5QE – approved
- 15/P/1660/F - Barley Wood, Long Lane, Wrington, BS40 5SA – approved
- 16/P/1990/F - All Saints Church, Station Road, Wrington, BS40 5LF – withdrawn by applicant

- 16/P/2202/ADV - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP – approved
- 16/P/2135/F - Vosper Lodge, Red Hill, Redhill, BS40 5TG - refused

It was also noted 16/P/1795/RM (Bristol Airport, Silver Zone Car Park, Felton, Wrington BS48 3DY) had been approved (see Agenda item 5 above), 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/2385/F - Prospect House, Broad Street, Wrington, BS40 5LA

It was noted that the property is in the Conservation Area. Councillors discussed whether the proposed conversion required a change of use application. The property is also in the Designated Local Centre and, as such, should have been marketed for six months prior to change of use or conversion. Although Mrs Gillions confirmed that the property had been marketed for one year, Councillors could find no evidence of this on NSC's website. Therefore Councillors felt they had no alternative but to object to the application.

Application 16/P/2496/F - Four Aces, Blackmoor, Langford, BS40 5HJ

It was noted that the property is in Churchill parish but is close to Wrington's boundary. It is also in the Lower Langford Conservation Area. After discussion it was agreed the Council had no objections to the proposed development.

Application 16/P/2514/F - The Flower Shop, Nates Lane, Wrington, BS40 5RS

Councillors agreed there was no objection to the application.

Application 16/P/2525/F - 2 Udley Farm Cottages, West Hay Road, Wrington, BS40 5NP

It was agreed the Council had no objection to the application.

Application 16/P/2553/F - 9 South Meadows, Wrington, Bristol, BS40 5PF

Councillors discussed that the application amounted to a new build within the settlement boundary. It was also noted that no information had been provided about who was to occupy the accommodation but that two car parking spaces had been specifically allocated. However, the Council agreed there were no objections in principle to this proposal, subject to the following conditions:-

- It must not be sold separately from the main dwelling.
- It must not be let as a holiday let or for any commercial purposes.
- It can only be occupied by direct relatives of the family occupying the main house.

Application 16/P/2560/RG3 - Field North of Rydings Farm, Track leading off Silver Street, Wrington

It was noted the embankment was 2.8m high and not 28.0m as stated in the papers. Cllr Glynn reported on the progress of the Flood Alleviation Scheme. The Council agreed there were no objections to this application.

Application 16/P/2587/F - Fircroft, Winters Lane, Redhill, BS40 5SH

It was agreed Councillors had no objection in principle to the proposed development but would like to be assured that it complied with the Residential Design Guidelines and would not result in negative neighbour impacts, particularly in relation to loss of privacy due to overlooking.

8 Other Planning Issues

• **Appeal (APP/D0121/W/ 16/3157688) against refusal of 16/P/0859/F (The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP)**

It was noted no appeal date had been set. The site is in Butcombe parish but the Committee has commented on previous planning applications. It was agreed that Cllrs Taylor and Glynn would prepare a response along similar lines to the Council's previous comments.

North Somerset Council – airport off-site parking

Cllr Taylor read out a letter that Burrington Parish Council proposed to send to North Somerset Council. The Council agreed with the views expressed in the letter. It was agreed that Cllrs Taylor and Glynn would prepare a comment expanding on:-

- There is no clear justification for the proposed boundary.
- The proposal could lead to the problem being displaced outside Green Belt. Therefore the boundary should be extended to cover all surrounding parishes.
- NSC should also contact BANES and Mendip District Council to ensure a co-ordinated approach to this issue.

Finally it was agreed the Assistant Clerk should acknowledge receipt of Burrington Parish Council's letter.

• **North Somerset Council – Proposed area of Local Green Space in emerging Site Allocations Plan**

This was noted.

• **West of England (WoE) consultation on the Joint Spatial Plan (JSP) and Joint Transport Study**

Cllr Glynn reported on the presentation that he and Cllr Taylor had recently attended. Councillors were urged to read the documents for this consultation and for the upcoming Site Allocations Plan consultation before the next meeting.

Finally Cllr Taylor reminded Councillors that the next meeting would be on Wednesday 7 December (instead of Tuesday 6 December).

The Meeting was closed at 7.25pm

Chairman