

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Wednesday 31 January 2017**

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

1 Apologies for absence

Apologies were received from Cllrs Simpson and Bigg.

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 10 January were reviewed. It was noted the Council had submitted a supplementary comment on 16/P/2659/F (10 Kings Road, Wrington, BS40 5LW) following concerns expressed by the immediate neighbours. The Minutes were then adopted as a true record with no other arising matters.

5 NSC Planning and Regulatory Committee

It was noted that the papers for the next meeting (8 February) were not yet available on NSC's website. However it was believed that the appeal against NSC's non determination of 16/P/1291/O (Land at Cox's Green, Wrington) would be discussed at the Meeting in March

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/2587/F - Fircroft, Winters Lane, Redhill, BS40 5SH - approved
- 16/P/2675/F - Mill Farm Cottage, Mill Lane, Wrington, BS40 5RA – approved
- 16/P/2753/F - The Old Dairy, Cox's Green, Wrington, BS40 5QU – approved
- 16/P/2776/TPO - 5 Lawders Orchard, Wrington, BS40 5PD – refused
- 16/P/2881/TPO - 16 Alburys, Wrington, BS40 5NZ – refused
- 16/P/2998/WT - Field Cottage, 3 Butts Batch, Wrington, BS40 5LN - approved

7 Planning Applications

A list of planning applications had been circulated prior to the meeting.

Application 16/P/2982/O - Land to the South of Cadbury Garden Centre, Bristol Road, Congresbury, BS49 5AG

This was noted and it was agreed to carry a discussion forward to the next Meeting (21 February).

Application 17/P/0124/NMA - Holiday Inn, Cowslip Green, Wrington, BS40 5RD

Councillors were confused about the reasons for this application. After a discussion it was agreed that, if the application was simply an administrative correction to application 06/P/2020/F, there were no objections. However, if the application signalled further development the Council objects due to the pressure on the local sewage system:-

- It is known that sewage is pumped from the Holiday Inn, across land, into the main sewer running towards Wrington. However, since the original application (06/P/2020/F) was approved there have been further developments in Wrington which impact on this sewer. In recent years, during bad weather conditions, raw sewage/foul water has entered properties and has been seen on the highway. There is inconsistency in the diameter of the sewage pipe between Redhill, Holiday Inn and Wrington which it is believed contributes towards this egress of sewage and foul water. Therefore, the Council recommends a review of Holiday Inn's sewage/foul water management system to ensure it is compatible with current demands and any future development should be subject to a new full planning application.
- Finally, there is no evidence as to which Advice Notes have been compiled or whether conditions 1, 8, 9 or 11 have been discharged.

Application 17/P/0131/F - Agricultural Building at Goblin Coombe Farm, Winters Lane, Wrington, BS40 5SW

It was agreed the Council had no objection in principle to the proposed development but would like to raise the following:-

- The access road and its junction with Downside Road are unsuitable for any increase in traffic numbers.
- Councillors felt two two-bedroomed units would make more commercial sense than one four-bedroomed property, bearing in mind recent applications for the conversion of allegedly 'non-viable' holiday accommodation to residential use.
- If the application is approved, it should be conditioned that the property can only be used as temporary holiday accommodation and that it cannot be used for residential purposes or sold separately in future.
- Furthermore, the recommendations in the Protected Species Survey and in the Design and Access Statement should also be conditioned.
- Finally, it is believed more cars are parked on the site than the applicant has permission for which should be investigated by Enforcement.

8 Other Planning Issues

- **North Somerset Council – Planning Application Requirements - Parts 2 and 3 (Drawings)**
It was agreed Cllrs Glynn and Taylor would prepare a comment for submission.
- **North Somerset Council – Call for Sites 2017**
This was noted.
- **North Somerset Council - Core Strategy: Adoption of consequential changes to Policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, and CS33**
This was noted and it was agreed no action was necessary.
- **Appeal App/D0121/X/ 16/3164908 – Certificate of lawfulness for the existing use of land as B1, B2, B8 and ancillary residential use at Gatcombe Farm, West Hay Road, Wrington, BS40 5GF**
This was noted and a discussion carried forward to the next Meeting (21 February).
- **North Somerset Council Community Infrastructure Levy Charging Schedule Examination**
This was noted and it was agreed no comment was necessary.

The Meeting was closed at 7.20pm

Chairman