

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Wednesday 27 June 2017**

Present: Mr D Glynn (Chair) Mrs J Fowler
Mr D Simpson Mrs D Yamanaka
Mr S Lovell (from item 7) Ms J Bishop (Assistant Clerk)

In attendance: Mr J Beyer

1 Apologies for absence

Apologies were received from Cllrs Taylor, Ledbury and Bigg.

2 Declarations of Interest

There were no declarations of interest. In relation to 17/P/1388/F (8 Bakers Buildings, Station Road, Wrington, BS40 5LQ) it was noted the Council owns the land adjacent to this property.

3 Public Participation

Mr James Beyer attended to hear the Committee's discussion on 17/P/1320/F (7 Bakers Buildings, Station Road, Wrington, BS40 5LQ). He gave Councillors details of renovations to date, the necessity for the proposed extension and how it would fit with neighbouring properties.

4 Minutes of the previous meeting

The Minutes of the meeting held 6 June were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was noted that the papers for the next meeting (12 July) were not yet available.

6 Decision Notices issued by NSC

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

- 17/P/0689/F - Burrington-Wrington Scout Hall, School Road, Wrington, BS40 5NA – approved
- 17/P/0937/F - 19 Lawrence Road, Wrington, BS40 5QF – approved
- 17/P/0963/F - 9 South Meadows, Wrington, BS40 5PF – approved
- 17/P/0974/F - Long Orchard, Bullhouse Lane, Wrington, BS40 5NY – approved

It was also noted 17/P/1092/PDT (Rydings Farm, Silver Street, Wrington, BS40 5QN) and 17/P/1204/WT (Willows, Church Walk, Wrington, BS40 5QQ) had both 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.

Cllr Glynn proposed that 17/P/1320/F (7 Bakers Buildings, Station Road, Wrington, BS40 5LQ) should be discussed first. The Meeting agreed.

Cllr Lovell joined the meeting

Application 17/P/1320/F - 7 Bakers Buildings, Station Road, Wrington, BS40 5LQ

The Council agreed there was no comment to make on this application.

Mr Beyer left the meeting

Application 17/P/1273/F - Administration Building, Bristol Airport, North Side Road, Wrington, BS48 3DY

Councillors discussed whether the airport had failed to meet the conditions of the original application (09/P/1020/OT2), ie, that auxiliary power units (APUs) would not be used on these western aircraft stands because they create a significant amount of noise which would cause unacceptable neighbour impacts. This is acknowledged by the conditioned time restriction, which was accepted by Bristol Airport. Councillors believed that the airport was to provide an external, ground socket, power supply to the aircraft stands but this had not been installed suggesting that the conditions have not been met. Councillors felt that it was not acceptable to run APUs between 6am and 7am, particularly in this location, just because this is a busy time operationally. Finally, if the application is approved, a significant extension to the acoustic barrier should be conditioned.

Application 17/P/1296/F - Goblin Corner, Church Road, Redhill, BS40 5TE

It was agreed that, if approved, certain conditions should be applied:-

- No information has been provided on the design of the access which should mean it could not be approved.
- The existing vehicular access to the house should be closed.
- No access should be allowed to the field as the location of the proposed access is not suitable for agricultural and other large vehicles and the field already has access from elsewhere.
- NSC should consider the raised kerb bus stop and whether this will be used in the future.
- The Tree Officer should assess the value of the trees affected.

Finally, Councillors were confused as to who owns all the land concerned as it seemed unlikely to be the Highways Agency as stated.

Application 17/P/1316/F - 34 South Meadows, Wrington, BS40 5PG

The Council agreed there was no comment to make on the proposed development.

Application 17/P/1318/HHPA - 6 Wiltons, Wrington, BS40 5LS

Councillors agreed there was no comment to make on this application.

Application 17/P/1366/CUPA - Agricultural building on land at Cottage Farm, Winters Lane, Redhill, Wrington, BS40 5SN

It was agreed the Council had no objections in principle to the proposed change of use. Councillors questioned whether the site was sustainable, being in an

isolated position in Green Belt, some distance from shops, services and public transport. As the proposed access to the development is through the farm, an agricultural tie should be conditioned as it is difficult to see how residential use could be practical unless the house is formally tied to the farmhouse. Finally, conditions should also be applied to mitigate any ecological impacts and to prevent the site being used for airport parking.

Application 17/P/1388/F - 8 Bakers Buildings, Station Road, Wrington, BS40 5LQ

The Council agreed there was no comment to make on the proposed conservatory. However, it was noted the Council owns the land adjacent to the property and that the applicant has no vehicular right of access from Station Road across the Council's land.

8 Other Planning Issues

- **North Somerset Council Local Plan - 2036
Accommodating Housing Growth, Parish and Town Council briefing on
Thursday 6 July, 2-4pm at the New Council Chamber, Town hall,
Weston-super-Mare**

This was noted.

The Meeting was closed at 6.55pm

Chairman