

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Tuesday 21 November 2017**

<b>Present:</b>	Mr B Taylor (Chair)	Mr D Glynn
	Mrs J Fowler	Mrs G Bigg
	Mrs D Yamanaka	Ms J Bishop (Assistant Clerk)

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**1 Apologies for absence**

Apologies were received from Cllrs Simpson and Ledbury.

**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 31 October were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

There had been no items of direct relevance to Wrington on the agenda for the meeting held on 8 November and the agenda for the next meeting was yet to be published.

**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/2449/PAI - Bristol International Airport, North Side Road, Felton, Wrington, BS48 3DP - approved
- 17/P/2452/PAI - Bristol International Airport, North Side Road, Felton, Wrington, BS48 3DP - approved
- 17/P/2456/PAI - Bristol International Airport, North Side Road, Felton, Wrington, BS48 3DP - approved
- 17/P/2487/NMA - Bristol International Airport, North Side Road, Felton, Wrington, BS48 3DP - approved

**7 Planning Applications**

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

**Application 17/P/2520/F - Butts Orchard, Butts Batch, Wrington, BS40 5LN**

The Council agreed there was no objection in principle to the proposed development providing it was sympathetic to, and in keeping with, the existing listed building. In particular, no mention was made of the roofing materials which should be conditioned to be slate.

**Application 17/P/2541/F - Barley Wood Gardens, Long Lane, Wrington, BS40 5SA**

It was agreed to object the proposed conversion:-

- It is believed the equipment previously stored in the building is now housed off site (application 13/P/0659/F). However, the Council believes this equipment may still need to be used on site and, therefore, if the application is approved it should be conditioned that there are no further applications to house the equipment back on site. Any further development will have a negative impact on the openness of Green Belt.
- There is a known bat roost in the roof and Councillors are concerned about the effects of increased human activity and light (external, emanating from inside the building and from vehicles). If approved, no external lighting should be conditioned.
- It should also be conditioned that the property can only be used for overnight accommodation with no holiday letting or residential use allowed.
- Finally, there are concerns about road safety with obstructed visibility for vehicles leaving the site.

**Application 17/P/2557/F - Meeting House Farm, Long Lane, Wrington, BS40 5SP**

It was agreed there was no objection to this application.

**Application 17/P/2613/CUPA - The Old Chemist Shop, Silver Street, Wrington, BS40 5QE**

Councillors were concerned about the further loss of commercial property in the village which could lead to increased pressure on parking. Silver Street is a narrow road and there is no off-street parking at this property. Furthermore a 'ghost' pavement runs in front of the property so increased parking risks obstructing this, sometimes congested, road. Nearby Lawrence Road has parking restrictions at the junction with Silver Street and is probably already at capacity in terms of parking availability.

Finally, Councillors were concerned by the lack of a rear access in case of an emergency.

**Application 17/P/2614/F - 56 The Glebe, Wrington, BS40 5LX**

The Council noted an objection on NSC's website from a neighbour. Councillors discussed the application and a previous application (17/P/1813/F) which had been withdrawn. It was agreed to object, reiterating the comments made on 17/P/1813/F, and requesting NSC Flood Team look at the application by sending a copy of the comment to Susan Munns in the team.

**Application 17/P/2670/TPO - The Oakfields, West Hay Road, Wrington, BS40 5NP**

It was agreed to object to the proposed trees works which appear to be excessive and could damage the public amenity value of the trees. The application forms states the trees are not diseased and do not pose a safety risk. Therefore, the Council would like the Tree Officer to consider whether the work is really necessary or for cosmetic reasons as, if for the latter, approval would undermine the purpose of the TPO.

## **8 Other Planning Issues**

- **North Somerset Council - North Somerset & Mendip Bats Special Area of Conservation (SAC) Guidance: Draft Supplementary Planning Document**

It was agreed Cllrs Glynn would submit a comment on this.

- **West of England Local Authorities - West of England Joint Spatial Plan**

This was noted. Councillors discussed a draft letter which John Penrose MP proposed to send to the West of England Local Authorities.

Finally, Cllr Taylor drew Councillors' attention to the Bristol Airport consultation 'Preparing a New Master Plan' and a letter from the airport to the Chew Valley Gazette following a recent article on the partial slot co-ordination consultation.

The Meeting was closed at 7.15pm

**Chairman**