

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 30 January 2018**

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

1 Apologies for absence

Apologies were received from Cllr Glynn.

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 9 January were reviewed and adopted as a true record.

Matters arising

In relation to 17/P/5204/FUL (Units 3 & 4, Railway Wharf, Station Road, Wrington) and 17/P/5246/FUL (Units 1 to 4, Railway Wharf, Station Road, Wrington) a letter received from the applicant's solicitor was noted and it was reported a reply had been sent. After discussing the issues further Cllr Yamanaka proposed a recommendation be made to the full Council that an application for a public right of way over the footway should be made. The meeting agreed. It was also agreed to research the original application.

5 NSC Planning and Regulatory Committee

As previously reported the last meeting was held on 10 January and the only agenda item of direct relevance to the parish was the dismissal of appeals 2017/0045 and 2017/0045b relating to change of use and airport parking at the Bungalow Inn, Kingdown Road, Wrington. The next meeting is to be held on 14 February with the papers 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/0405/LDE - Land at Coombe Head Farm, Downside, Backwell, BS48 3DG – approved
- 17/P/5391/HHPA - 6 Lawrence Road, Wrington – prior approval not required
It was noted that the Council had not been consulted about this application due to problems caused by NSC's new computer system.

It was also noted 17/P/5058/FUH (39 Butts Batch, Wrington, BS40 5LN) had been approved 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 17/P/5453/FUH - Burnt House, Long Lane, Wrington

It was noted the site is in Green Belt and outside the settlement boundary. It was agreed the Council had no objections in principle to the proposed development. However, Councillors felt it was unclear whether the extension included a first floor. A dormer window was shown on the proposed rear elevation plan but there was no proposed first floor layout plan. Therefore, it was unclear whether the application fitted within current planning policy as it was impossible to calculate the total floor area.

Application 17/P/5487/LDE - Land between Tall Pines Golf Course and Whispering Pines, Cooks Bridle Path, Backwell

Although Councillors were concerned about the change of use of the site, which is in Green Belt, they were unable to offer any evidence relating to the use of the land.

8 Other Planning Issues

- **North Somerset Council - Yatton Neighbourhood Plan**

Councillors were impressed by the plan and commented that it was well written, incorporating many good ideas. It was agreed Councillors should send any comments to Cllr Glynn by 2 February.

- **Cox's Green development**

Councillors discussed the use of stone walling and the possibility of re-aligning several of the properties. External lighting was also discussed, particularly following the adoption of the North Somerset & Mendip Bats Special Area of Conservation (SAC) Guidance: Draft Supplementary Planning Document.

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

This was noted.

Cllr Taylor drew the meeting's attention to 18/P/0015/TPO (14 Alburys, Wrington) which was on this week's list of registered applications. It was agreed the Assistant Clerk would contact the Case Officer to make sure a decision would not be issued before the next Planning Committee meeting.

A resident had spoken to Cllr Yamanaka prior to the start of the meeting. She explained this was in relation to potential enforcement issues including external lighting at the Darlington Arms and drainage on The Pound. She offered to contact NSC about these issues.

The Meeting was closed at 6.45pm

Chairman