

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 13 March 2018**

Present: Mr D Glynn (Chair) Mrs D Yamanaka
Mrs P Ledbury Mrs G Bigg (from item 3 to item 7)
Ms J Bishop (Assistant Clerk)

In attendance: Clive Hall and Sally Dunn

Members agreed that Cllr Glynn would Chair the meeting in the absence of Cllr Taylor.

1 Apologies for absence

Apologies were received from Cllr Taylor.

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

Clive Hall and Sally Dunn attended to hear the Committee's discussion on 17/P/5342/FUL (Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF). They outlined the history of issues on the site and the impact it had had on their lives. Clive Hall also detailed his recent correspondence with Liam Fox, MP. Looking to the future of the site, both Clive Hall and Sally Dunn felt they could support housing and/or B1 use.

Cllr Bigg joined the meeting.

Councillors felt a housing development on this site would be contrary to current planning policy. It was also discussed whether residential use had ceased as required by recent enforcement notices. Finally, it was reported that North Somerset Council had apologised for not informing neighbouring properties of the current application and, it was understood, letters had now been sent out.

4 Minutes of the previous meeting

The Minutes of the meeting held 20 February were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was noted that there were no items of direct relevance to Wrington on the agenda for the meeting on 14 March. However, it was believed 17/P/5592/FUL (for a new storey medical centre on land on the west side of Smallway, Congresbury) would be referred to the Committee in due course.

6 Decision Notices issued by NSC

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

- 18/P/0015/TPO - 14 Alburys, Wrington - refused but lesser proposal approved

It was also noted 17/P/5376/FUL (Goblin Corner, Church Road, Redhill, BS40 5TE) had been withdrawn by the applicant and 18/P/2092/FUH (19 Lawrence Road, Wrington, BS40 5QF) had been approved with the Notices received after the meeting papers had been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/5342/FUL - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF

The Council discussed the application, the history of the site and the various points raised by Clive Hall and Sally Dunn. Cllr Yamanaka suggested some B1 use would be acceptable, based on previous legitimate agricultural usage and as per a previous application (00/P/0026/F), the approval of which allowed some B1 use. However, if approved for B1 use restricted operating hours and external lighting should be strictly conditioned. The Council agreed to object to the combined B1 and B2 application with a comment to be prepared citing planning policy, neighbour impacts, drainage & flood risk, highways, traffic and ecological issues.

Cllr Bigg and Sally Dunn left the meeting.

Application 17/P/5647/FUH - 26 Orchard Close, Wrington, BS40 5ND

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

Application 18/P/2338/TRCA - Becket House, Station Road, Wrington, BS40 5LG

Although the Beech and Ash trees have public amenity value (the Ash being adjacent to Church Walk, a public right of way, and also visible from the Church Walk play area), it was agreed there was no objection to the works proposed.

8 Other Planning Issues

- **The Planning Inspectorate's report on NSC's Site Allocation Plan**
This was noted.
- **Claverham Neighbourhood Plan – adopted by NSC 20 February following a successful referendum.**
This was noted.
- **Hinkley Point C Connection Project – Development Control Order**
This was noted.

Clive Hall left the meeting.

The Meeting was closed at 7.15pm

Chairman