

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 15 June 2018**

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

1 Apologies for absence

Apologies were received from Cllr Robertson.

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 24 April 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 9 May and the agenda for the next meeting (13 June) 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:-

- 18/P/2202/FUH - 1 Home Close, Wrington, BS40 5PX – approved
- 18/P/2372/FUH - 35 Garstons Close, Wrington, BS40 5QT – approved
- 18/P/2448/FUH - 21 Home Close, Wrington, BS40 5PX - approved
- 18/P/2587/FUH – Mathlins, School Road, Wrington, BS40 5NB - approved
- 18/P/2699/FUH - Becket House, Station Road, Wrington, BS40 5LG - approved
- 18/P/2810/TRCA - 1 Haydens, High Street, Wrington, BS40 5QD - withdrawn

It was also noted 18/P/2830/TPO (33 Garstons Close, Wrington) 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 18/P/2691/RM - Land at Cox's Green, Wrington

The Council agreed Cllrs Taylor and Glynn would prepare a comment for submission to NSC. This would be circulated to Councillors for information before the next meeting.

Application 18/P/2930/FUH - Udley Cottage, West Hay Road, Wrington, BS40 5NR

Councillors agreed there were no objections to this application.

Application 18/P/2261/FUL - Vosper Lodge, Red Hill, Redhill, Wrington, BS40 5TG

The Council noted the application appeared to be in response to Enforcement proceedings. It was also noted a previous application, for a new vehicular access, had been conditioned that the original access be sealed off. Councillors questioned whether this condition had been complied with.

It was agreed to object to the proposal:-

- The property is in Green Belt and a large part of the garden will be turned into an overspill car park.
- The amount of parking spaces proposed seems excessive and contrary to current planning policy.
- If the application is approved it should be conditioned that parking is restricted to residents of the property to prevent unauthorised airport parking.

Application 18/P/2894/FUL - Hillside Cottage, Red Hill, Redhill, Wrington, BS40 5TE

It was agreed to object to the proposed development:-

- The site is in Green Belt and outside any settlement boundary.
- There is an existing building on the site, a garage, which appears derelict. The building of a new house and garage would constitute a substantial increase in the size of the building on the site and, therefore, must be contrary to current planning policy.
- Councillors were also concerned on road safety ground. It was felt visibility for vehicles leaving the site onto the busy A38 would be poor. Finally, this entrance will be in addition to the vehicular access for Hillside Cottage currently in use and which is not shown on any of the plans.

Application 18/P/3030/FUL - Woodmans Cottage, West Hay Road, Wrington, BS40 5NW

The Council discussed the history of applications on the site and it was agreed to object to the proposed extension:-

- There are known flooding issues in this area caused by water running off farmland on the north side of West Hay Road. The extension constitutes a 50% increase in the size of the barn which will increase surface water run-off. However, no plans for collecting and/or disposal of this water have been provided.
- As the ground will need to be raised to make the extension level with the barn, this will increase the building's profile, making it more intrusive in the Green Belt. Therefore it would be better if the extension could be sited on the other (north) side of the barn where it would not be visible.
- Finally, the Council is concerned that conditions relating to previous applications (13/P/0793/F and 16/P/2864/F) have not been discharged. Therefore, should permission be granted, these previous conditions should be complied with.

Application 18/P/3110/FUH - Tumbling Weir, Havyatt Road, Wrington, BS40 5PZ

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

Application 18/P/3163/TPO - 5 Lawders Orchard, Wrington, BS40 5PD

The Council discussed the history of applications relating to this tree and agreed to object to the works proposed. No justification, in arboricultural terms, has been provided for the necessity of the work. The tree is not diseased and does not pose a hazard to property. The proposed work would have a detrimental effect on the public amenity value of the tree.

8 Other Planning Issues

- **Bristol Airport - pre-submission consultation on a planning application to North Somerset Council for the growth of Bristol Airport from 10mppa to 12mppa**

This was noted.

- **Harlequin Group – pre-planning application consultation of the replacement of Orange PCS Ltd installation located at the Old Control Tower, Bristol Airport with a proposed 15m EE slim streetworks monopole with GRP shrouded antennas on the verge off the A38 near Bristol Airport**

This was noted and it was agreed no comment was necessary.

- **North Somerset Council - Local Plan 2036**

It was noted that the deadline for comments referred to the points raised by the recent consultation and a further consultation will follow later in the year.

- **North Somerset Council - Adoption of North Somerset Accessible and Adaptable Housing Needs Assessment: Supplementary Planning Document**

This was noted.

- **West of England Joint Spatial Plan**

This was noted.

Cllr Taylor drew the meeting's attention to two items relating to Bristol Airport on this week's list of registered applications:- an EIA screening opinion request (18/P/3204/EA1) and a permitted development application (18/P/3206/AIN). Both items related to a proposal for a new administration building on the south side of the airport. As the deadline for comments for the EIA was before the next Planning Meeting it was agreed Cllrs Taylor and Glynn would prepare a response which would be circulated to Councillors for information.

The Meeting was closed at 7.10pm

Chairman