

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 26 June 2018**

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

1 Apologies for absence

Apologies were received from Cllrs Lovell and 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 5 June were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was noted the meeting to be held on 13 June had been cancelled due to lack of business and the papers for the meeting to be held on 11 July were not yet available.

Cllr Bigg had previously circulated documents relating to an Executive Meeting of NSC where the issues and options for Local Plan had been discussed and it had been agreed would be offered for public consultation. Councillors discussed this and the implications of the Local Plan being approved before the conclusion of the Joint Spatial Plan consultation.

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/2118/F - Coombe Head Farm, Downside Road, Backwell, BS48 3DH – approved
- 18/P/2894/FUL - Hillside Cottage, Red Hill, Redhill, Wrington, BS40 5TE – refused
- 18/P/3030/FUL - Woodmans Cottage, West Hay Road, Wrington, BS40 5NW – approved
- 18/P/3206/AIN - Bristol Airport, North Side Road, Felton, Wrington – approved
- 18/P/3241/TRCA – Haydens, High Street, Wrington, BS40 5QD - approved

It was also noted 18/P/3163/TPO (5 Lawders Orchard, Wrington, BS40 5PD) had been refused 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/5342/FUL - Gatcombe Farm Industrial Estate, West Hay Road, Wrington, BS40 5GF

It was noted the Council had already objected to the application. Councillors felt the recently made available Ecological Survey only reinforced the previous objections and it was agreed a comment should be submitted to NSC reiterating that the application should be refused.

Application 18/P/2802/FUL - 1 Ashford Road, Redhill, BS40 5TH

After discussing the issues raised by the application it was agreed there were no objections to the change of use to Bed & Breakfast accommodation with associated residents' parking. However, even though hard standing was already in place (following the previous use for caravan/motorhome sales) the Council felt that 29 parking spaces for a five bed 'B&B' seemed excessive, could lead to off-site airport parking and is contrary to current planning policy.

Application 18/P/3251/FUL - Land at Cox's Green, Wrington

It was noted that Redcliffe Homes had already informed the Council that they did not intend to provide street lighting. However, the Council agreed to object to the application as the condition 19(5) required the developer to provide details of a 'welcome pack' for new residents. Amongst other things, this pack would stress the benefit to wildlife of keeping external lighting to a minimum. If the application is approved, it should be conditioned that the wording of the pack is agreed with NSC.

Application 18/P/3296/TRCA - The Court House, The Triangle, Wrington, BS40 5LB

Councillors discussed the location of the trees and that there was a discrepancy between the sketch plan and NSC's site map. It was agreed the sketch was correct and, on that premise therefore, the Council had no objections to the application.

Application 18/P/3375/TRCA - Church Lodge, Station Road, Wrington, BS40 5LG

It was agreed there was no objection to the proposed work.

Application 18/P/3463/TPO - 20 Yeomans Orchard, Wrington, BS40 5NT

The Council agreed there were no objections to the application and assumed the TPO would be re-designated to cover the proposed replacement tree.

8 Other Planning Issues

Cllr Yamanaka read excerpts from an email from Wringtons Ltd (Wrington Pharmacy) regarding Wrington Vale Medical Practice's application for a new pharmacy at the Pudding Pie Lane surgery in Churchill. Councillors discussed whether this would threaten the viability of the pharmacy in Wrington. It was noted the Council had not been informed of the application and the consultation period had ended. Councillors also discussed the potential closure of the Broad Street surgery.

Cllr Taylor drew the meeting's attention to 18/P/3502/EA2 (Bristol International Airport, North Side Road, Felton) which was on this week's list of registered applications. A letter received from NSC gave a conflicting deadline to that shown on the weekly list so it was agreed the Assistant Clerk would contact the Case Officer to make sure a decision would not be issued before 18 July.

Cllr Yamanaka left the Meeting.

As the next Planning Committee meeting is on 17 July, Cllr Taylor urged Councillors to send any thoughts on 18/P/3502/EA2 to him as soon as possible to enable him to prepare a response. Thoughts were also invited on Bristol Airport's Stage II Consultation on its Master Plan and whether this Council should endorse the comments proposed by the PCAA.

The Meeting was closed at 6.55pm

Chairman