

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

**Present:** Mr B Taylor (Chair) Mrs J Rawlins  
Mrs D Yamanaka Mrs D Robertson  
Ms J Bishop (Assistant Clerk)

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**1 Apologies for absence**

Apologies were received from Cllrs Ledbury, Glynn, Lovell and Bigg.

**2 Declarations of Interest**

Cllr Yamanaka declared a personal interest in relation to application 18/P/3945/FUL (1-11 Lawders Orchard, Wrington, BS40 5PD) as she knows one of the owners and has discussed planning procedure with them.

**3 Public Participation**

There were no members of the public present.

**4 Minutes of the previous meeting**

The Minutes of the meeting held 7 August were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

It was noted the papers for the next meeting were not yet available but it was believed there would be no items of direct relevance to Wrington on the agenda.

**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/3389/FUH - 19 Home Close, Wrington, BS40 5PX - approved
- 18/P/3919/AIN - Bristol International Airport, North Side Road, Felton, BS48 3DP approved

**7 Planning Applications**

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

**Application 18/P/3828/FUH - The Recompense, Lye Hole Lane, Redhill, BS40 5TB**

The Council agreed there were no objections to the application.

**Application 18/P/3907/FUH - 4A Redcroft, Redhill, BS40 5SL**

It was agreed there were no objections to the proposed works.

**Application 18/P/3914/HHPA - 54 South Meadows, Wrington, BS40 5PG**

Councillors agreed there were no objections in principle to the proposed extension subject to its complying with the Residential Design Guide's '45° rule' relating to the windows of neighbouring properties.

**Application 18/P/3941/TPO - Old School House, Church Road, Redhill, BS40 5SG**

Councillors discussed whether the proposal was excessive, given that it was stated that the tree is not diseased, does not pose a threat and no justification has been provided for the necessity of the work. It was felt the tree has public amenity value but, without sight of an arboricultural report, the Council would be guided by the Tree Officer's recommendations.

**Application 18/P/3945/FUL - 1-11 Lawders Orchard, Wrington, BS40 5PD**

The Council agreed to object to the application. Even though the policies referred to in the condition relating to the original application (11/P/0442/F) have been superseded, current planning policy (Core Strategy, DM40) still suggests a retirement age of 65. Therefore, the Council feels there is no reason to reduce the age limit and the application has been submitted to make the properties more marketable.

**Application 18/P/3950/FUL - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP**

It was agreed there were no objections to the proposed works.

**Application 18/P/3953/TRCA - Ashley House, Silver Street, Wrington, BS40 5QE**

After discussion, Councillors agreed there were no objections to the works proposed for the Ash and the Bay. However, as no justification has been provided for the necessity of the work to the Persian Ironwood, which is in the Conservation Area, does not appear to be diseased or to pose a threat, the Council will accept the advice of the Tree Officer as to whether this work is necessary.

**Application 18/P/4007/FUL - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP**

The Council agreed to object to the application:-

- Councillors believe the application is a result the Airport's failure to comply with the conditions of previous applications relating to the timing of the building of multi-storey car parks.
- Councillors were concerned that the Planning Statement did not acknowledge that the use of the land had been approved on a seasonal, temporary, basis which is not part of the airport's permanent parking facilities.
- If the application is approved then it should be conditioned that no further extension is allowed and the land be re-instated at the end of the current use.

**Application 18/P/4017/EA1 - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP**

It was agreed that an updated Environmental Impact Assessment is required before a decision is made on 18/P/4007/FUL. Councillors felt that year round use of the land must have further negative environmental and ecological impacts.

- Lighting –winter daylight hours are shorter, therefore, lighting will be used for longer periods of time leading to negative environmental and ecological impacts.

- Air quality – Councillors questioned how there could not be an increase in vehicle emissions if the land is to be used year round. Also, it is widely accepted that colder air in the winter months prevents air pollution from dissipating.
- Socio-economic – as with 18/P/4007/FUL the use as temporary is not acknowledged and irrelevant socio-economic reasons are being put forward to justify the application.

**Application 18/P/4041/TRCA - Land adjacent to 45 The Glebe, Wrington, BS40 5LX**

It was noted the Glebe Field is not owned by the Parish Council but is leased from the Diocese of Bath & Wells. An objection from a neighbour was also noted. The Council agreed to object to the felling of the tree. The tree has public amenity value, it is not diseased, does not pose a threat and no real justification for the necessity of the work has been provided. Furthermore, there are several trees around the boundary of No 45, many of which will shed leaves. However, the Council will consider minor remedial works if the Tree Officer suggests this is appropriate.

**8 Other Planning Issues**

- **Congresbury Parish Council – Congresbury Neighbourhood Development Plan 2018-2036**  
Councillors felt the documents were comprehensive and well written. It was agreed to comment supporting the Plan.

The Meeting was closed at 7.15pm

**Chairman**