

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

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

**In attendance:** The applicant for applications 18/P/4116/FUL and 18/P/4117/LBC  
(The Old Rectory, Broad Street, Wrington, BS40 5LD)

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**1 Apologies for absence**

Apologies were received from Cllrs Ledbury, Yamanaka and Rawlins.

**2 Declarations of Interest**

There were no declarations of interest.

**3 Public Participation**

The applicant for 18/P/4116/FUL and 18/P/4117/LBC (The Old Rectory, Broad Street, Wrington, BS40 5LD) attended to hear the Council's discussion on the proposed development. Cllr Taylor proposed to discuss this under agenda item 7 (Planning Applications) and to bring it forward in the order of applications for consideration. The meeting agreed.

**4 Minutes of the previous meeting**

The Minutes of the meeting held 11 October were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

As previously reported, approval had been recommended for 17/P/5592/FUL (two-storey medical centre at land opposite Bird of Prey Centre, Smallway, Congresbury). However, as the Committee had refused the application it was carried forward to the next meeting.

**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/4206/FUL - Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP – approved

It was also noted two applications for Bristol Airport (18/P/4007/FUL and 18/P/4522/AIN) had both been approved with the Decision Notices published after the meeting papers had been circulated. It was noted that 18/P/4522/AIN was on the agenda as an application for consideration (see item 7 below).

**7 Planning Applications**

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

**18/P/4049/RM - Pine Farm, Wrington Hill, Wrington, BS40 5PJ**

The Council agreed there was no comment to make on the application.

**18/P/4116/FUL and 18/P/4117/LBC - The Old Rectory, Broad Street, Wrington, BS40 5LD**

The applicant asked if Councillors had any questions about the proposed development. Councillors asked for more details on access, parking, the 'soft' boundary between the proposed development and the existing property, changes to the view from Broad Street and the felling of the Yew tree. It was agreed there were no objections in principle to the proposed development but the Council would like to comment:-

- Clarity is required on whether the access is 'shared' and which property 'owns' the entrance.
- The new entrance referred to in the Heritage Statement will be near the existing garage and is not a new entrance on to Broad Street.
- The properties are to be separated by a 'soft' boundary which will be appropriate in scale.
- Any future development to reinstate a garage will require further a planning application.
- The Council is pleased that replacement trees will be planted following the felling of the Yew tree as this will preserve the visual amenity value of the site. Furthermore, the applicant has stated there is no intention to lessen the visual amenity of value of the site by, for example, closing the wrought iron gates.

*The applicant left the meeting*

**18/P/4333/FUH - Hill View, West Hay Road, Wrington, BS40 5NN**

The Council agreed there was no objection to this application.

**18/P/4384/FUL - 13 Ashford Road, Redhill, BS40 5TH**

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

**18/P/4522/AIN – Bristol International Airport, North Side Road, Felton, BS48 3DP**

As noted under item 6 above a Decision Notice has already been published prior to the deadline for comments. Councillors agreed with comments in the Decision Notice relating to the design of the proposed building. It was agreed to support NSC's comments.

**8 Other Planning Issues**

- **North Somerset Council: Local Plan 2036 - Issues & Options and Sustainability Appraisal Scoping Report**

Cllr Taylor reminded the meeting of his, previously circulated, draft comments. As the deadline for the consultation is not until 10 December and as Cllr Taylor is to attend a NSC 'workshop' on the proposed Mendip Spring Garden Village on 14 November, it was agreed to defer submission of the Council's comments until after the 'workshop'.

- **Letter from NSC re alleged airport parking at Hortswood Industrial Estate**  
Councillors accepted that Enforcement were fully stretched and, therefore, prioritisation of cases was difficult. However, as this situation raised important issues relating to the protection of Green Belt, quality of life for neighbours and road safety, it was agreed to respond to NSC that this case should have a higher priority.
- **North Somerset Council - Yatton Neighbourhood Plan (additional submission consultation)**  
This was noted.
- **The North Somerset Landscape Character Assessment 2018 SPD, adopted 25 September 2018**  
This was noted.
- **Hinkley Point C Connection Project – Development Control Orders for formal submission to discharge 18/P/4471/DCM, 18/P/4472/DCM, 18/P/4473/DCM, 18/P/4474/DCM, 18/P/4488/DCM, 18/P/4489/DCM, 18/P/4490/DCM, 18/P/4491/DCM, 18/P/4588/DCM, 18/P/4626/DCM and 18/P/4627/DCM**  
These were noted.

The Meeting was closed at 8.25pm

**Chairman**