

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

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

1 Apologies for absence

Apologies were received from Cllrs Rawlins, Bigg and 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 20 November 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 the parish on the agenda for the meeting held on 12 December. The agenda for the next meeting (9 January) was yet to be published but it was believed it would include 17/P/5592/FUL (two-storey medical centre at land opposite Bird of Prey Centre, Smallway, Congresbury).

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/3249/FUL - 12A Ashford Road, Redhill, BS40 5TJ – approved
- 18/P/3945/FUL - 1-11 Lawders Orchard, Wrington, BS40 5PD - approved
- 18/P/4049/RM - Pine Farm, Wrington Hill, Wrington, BS40 5PJ - approved
- 18/P/4333/FUH - Hill View, West Hay Road, Wrington, BS40 5NN - approved
- 18/P/4651/TRCA - Kingsett, Ropers Lane, Wrington, BS40 5NH - approved

7 Planning Applications

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

Application 18/P/4789/FUH - 23 Home Close, Wrington, BS40 5PX

The Council agreed there were no objections to the proposed development.

Application 18/P/4727/FUL - Land to west of Cooks Bridle Path, Backwell

Councillors agreed to object to the application:-

- The site is in Green Belt and is not within or adjoining any settlement boundary.

- The proposal would have a negative impact on the openness of the Green Belt.
- No special circumstances have been put forward to support the development.
- The trees along Cooks bridle path and on part of the site are protected by a TPO. The proposed access will cut through these trees and, presumably, other trees on the site will also be lost due to the development.
- The area is a designated bat foraging area. However, it appears, no bat survey has been undertaken.
- Given all of the above the proposal is contrary to current planning policy.
- Finally, the application does not provide details of how foul sewage is to be disposed of.

Application 18/P/4858/FUH - 11 The Cottages, Station Road, Wrington, BS40 5LH

It was agreed there were no objections to the application.

Application 18/P/4877/OUT - Land to the rear of 5 School Road, Wrington, BS40 5NA

The Council agreed to object to the proposed development:-

- The road that provides rear access to 5 School Road is a private road owned by Alliance Homes. Therefore, the applicant may need Alliance Homes' agreement as the development will increase traffic using the road.
- The Council understands residents have complained in the past that vehicles parking on the road have caused obstruction.
- Presumably the owners of the new property will need access across the garden of the existing house to take their waste for collection on School Road. Councillors understand that the new house is to be occupied by a relative but this situation might need formalising in the future.
- The application does not give details of how foul sewage is to be disposed of.

Cllr Taylor drew the meeting's attention to 18/P/4958/TRCA (Wynhays, Station Road, Wrington, BS40 5LL) which was on this week's list of registered applications. As the deadline for comments was 31 December, Councillors discussed the application and agreed there were no objections to the proposed works.

8 Other Planning Issues

- **Update on Cox's Green development**

Cllr Taylor gave a brief update on the recent meeting and reminded Councillors there would be a further meeting on 17 December.

- **West of England Local Authorities - West of England Joint Spatial Plan Technical Evidence Work Consultation**

The Council agreed to support the comments made by the PCAA and to raise issues relating to the destruction of Green Belt and air quality due to increased vehicle movements.

- **Time of future Meetings**
It was agreed to circulate an email asking whether Councillors would prefer future meetings to start at either 6pm or 7.30pm
- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge:- 18/P/4823/DCM, 18/P/4849/DCM, 18/P/4880/DCM, 18/P/4881/DCM and 18/P/4882/DCO**
These were noted.

The Meeting was closed at 8.10pm

Chairman