

**Minutes of a Meeting of the Planning Committee of  
Wrington Parish Council  
held in the John Locke Room on Tuesday 16 July 2019**

<b>Present:</b>	Cllr B Taylor (Chair)	Cllr G Bigg
	Cllr J Rawlins	Cllr H Ward
	Cllr L Samuel	Cllr D Yamanaka
	Cllr J Steinbach	J Bishop (Assistant Clerk)

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**1 Apologies for absence**

Apologies were received from Cllrs Neve and Greenwood.

**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 25 June were reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

It was noted that there were no items of direct relevance to Wrington on the agenda for the meeting to be held on 17 July apart from the noting of appeal APP/D0121/C/18/3214410 (against enforcement proceedings for unauthorised change of use at Vosper Lodge, Red Hill, Redhill).

**6 Decision Notices issued by NSC**

A list of Decision Notices had been circulated prior to the meeting and these were noted. In summary:-

- 19/P/0757/FUL - 1 Oatlands, Wrington Hill, Wrington, BS40 5PL - approved
- 19/P/1075/FUH – 10 Garstons Close, Wrington, BS40 5QT – approved
- 19/P/1366/TRCA - Play Area, Church Walk, Wrington - approved

It was also noted 19/P/1207/TRCA (25 Alburys, Wrington, BS40 5NZ) had been approved with the Decision Notice published after the meeting papers had been circulated.

**7 Planning Applications**

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

**Application 19/P/0553/FUL - Dairy Barn, Hailstones Farm, Red Hill, Redhill, BS40 5TG**

The Council discussed the history of applications on the site and noted it is in Green Belt and outside the settlement boundary. It was agreed to object to the works proposed:-

- The original application (16/P/1292/F) was for change of use and conversion of the garage to a holiday let. The conversion of a rural building was in line with planning policy. However, it appears the garage has now been demolished and the new application is seeking, in effect, to erect a new build which is contrary to planning policy.
- It is difficult to comment on the size and height of the proposed new building as the plans are unclear and it is difficult to ascertain whether the proposals for parking meet current planning policy.
- As with 16/P/1292/F, the Council is concerned about road safety - access to the site and neighbouring properties is via a farm track. Holiday letting could lead to an increase in traffic for which this track is not suitable. The junction with the A38 also poses serious safety issues.
- There have been complaints of off-site airport car parking at this site in the past. Therefore, if approved, a condition should be imposed to prevent this recurring.
- Finally, the conditions imposed on 16/P/1292/F should be imposed on this application if approved.

**Application 19/P/1291/FUL - Old Bakehouse, The Triangle, Wrington, BS40 5LB**

Councillors agreed to object, raising the following issues:-

- Although mentioned in The Design, Access & Heritage Statement no arboricultural report is available on NSC's website.
- Since the previous application (16/P/2618/F), the dormers appear to have been redesigned bringing them forward, in line with the outer walls. It should be checked these are in line with planning policy, particularly relating to loss of privacy to the neighbouring property 'Springside'.
- Chimneys are shown on some drawings/plans but not on others. They also appear excessive in height.
- Councillors are still concerned about the access and road safety. There has been a recent serious accident nearby and it is believed the entrance could also be compromised by a nearby resident who parks his car close to the entrance in order to recharge it. Therefore, the Council would like the Highways Officer to reassess the access arrangements.
- The Council does not believe the driveway is wide enough for 2 average sized vehicles to pass.
- If approved, construction vehicles should not be permitted to use the private road leading to 'Springside' and other neighbouring properties or to obstruct access to neighbouring properties.
- If approved, the conditions applied to 16/P/2618/F should be applied to this application, where relevant, with particular reference to Condition 9.

**Application 19/P/1534/FUL - The Croft, Winters Lane, Redhill, BS40 5SN**

It was agreed there was no objection in principle to the application on the condition that commercial usage is prohibited and restrictions are imposed on

the levels of lighting. As the site is in a well-known bat foraging area floodlighting should certainly be prohibited.

## **8 Other Planning Issues**

- **North Somerset Council - Draft Shopfront Design Guide Supplementary Planning Document**  
A draft response had been circulated with the meeting papers and it was agreed to submit this as drafted.
- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge:- 19/P/1494/DCO and 19/P/1522/DCM**  
These were noted.

The Meeting was closed at 7.15pm

**Chairman**