

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 8 October 2019**

Present: Cllr B Taylor (Chair) Cllr J Steinbach
Cllr L Samuel J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Yamanaka, Neve, Rawlins and Bigg.

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 17 September were reviewed and adopted as a true record. NSC have informed the Council that an appeal (APP/D0121/C/19/3231438) has been made against an enforcement notice on Worships Farm, Row of Ashes Lane, Redhill.

NSC Planning and Regulatory Committee

The papers for the meeting to be held on 16 October were not yet available. However, at the last meeting the appeal against NSC's refusal of 18/P/4727/FUL (erection of a detached dwelling house at land to west of Cooks Bridle Path, Backwell) had been dismissed.

5 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/1058/FUH - Haras Cottage, Red Hill, Redhill - approved
- 19/P/1088/TPO - 16 Alburys, Wrington, BS40 5NZ – refused
- 19/P/1335/LBC - Butts Orchard, Butts Batch, BS40 5LN – withdrawn
- 19/P/1746/FUH - 17 Garstons Orchard, Wrington, BS40 5LZ – approved

It was also noted 19/P/1779/FUL (Land at Ashford Road, Redhill) had been approved with the Decision Notice published after the meeting papers had been circulated.

6 Planning Applications

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

Application 19/P/2109/FUL – 3 Dairy Barn, Hailstones Farm, Red Hill, Redhill, BS40 5TG

The Council discussed the history of applications on site and noted that this was a retrospective application. It was agreed to object to the application:

- Planning permission had previously been granted for conversion of a redundant barn to holiday lets.
- Part of the building had then been demolished and re-erected as a dwelling house without planning permission.
- Therefore, the proposal was contrary to current planning policy as ten years had not elapsed since the approval for conversion to holiday lets (as per policy DM57).

[Post Meeting note – It was later established that approval had been granted to convert the redundant barn into 3 dwelling houses (not holiday lets). However, part of the building had still be demolished without planning permission although a later non material amendment application had been submitted which suggested the applicant understood the planning process. Cllrs Taylor, Steinbach and Samuel agreed via email to amend the comment to reflect these facts.]

Application 19/P/2218/FUH – 53 South Meadows, Wrington BS40 5PG

It was noted that the application was retrospective and that there was an objection from a neighbour on NSC's website. It was agreed to object to the application, supporting the neighbour's views and also to recommend that, if approved, the proposed landscaping should be adequate to protect the neighbour's privacy.

Application 19/P/2338/NMA - 13 Ashford Road, Redhill, Bristol, BS40 5TH

It was noted that NSC had already issued a Decision Notice approving this application. Although the Decision Notice had been issued before the end of the consultation period it was agreed not to raise this with NSC as the application related to a minor material amendment which was felt to be of no consequence.

Application 19/P/1812/FUL – Worships Farm, Row of Ashes Lane, Redhill, BS40 5TU

This application had previously been discussed at the meeting on 17 September. The Council discussed the revised plans submitted and agreed there was no reason to change the previously submitted objection.

7 Other Planning Issues

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following:- 19/P/2224/DCM, 19/P/2271/DCM, 19/P/2309/DCM, 19/P/2310/DCM, 19/P/2314/DCM and 19/P/2388/DCM**

These were noted

The Meeting was closed at 7.15pm

Chairman