

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 17 December 2019**

Present: Cllr B Taylor (Chair) Cllr J Steinbach
Cllr G Bigg Cllr H Ward
Cllr P Neve Cllr D Yamanaka (from item 3)
J Bishop (Assistant Clerk)

In attendance: Daniel and Andrea Downton

1 Apologies for absence

Apologies were received from Cllrs Rawlins, Lovell, Samuel and Vaughn.

2 Declarations of Interest

There were no declarations of interest.

Cllr Yamanaka arrived

3 Public Participation

Daniel and Andrea Downton (the applicants for 19/P/2812/CRA - Building and Land at 13 Ashford Road, Redhill, Bristol, BS40 5TH) attended to hear the Council's discussion on the application. Cllr Taylor offered to bring forward this application in the list of applications for consideration and the meeting agreed. Daniel Downton outlined their plans and explained how the proposal fitted in with their existing business and location, particularly in relation to their neighbours.

4 Minutes of the previous meeting

The Minutes of the meeting held 19 November were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

There were no matters of direct relevance to Wrington on the agenda for the meeting on 18 December and the papers for meeting in January were not yet available.

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/0268/TPO - 5 Lawders Orchard, Wrington, BS40 5PD – refused
- 19/P/1893/NMA - Land at Cox's Green, Wrington - approved
- 19/P/2218/FUH - 53 South Meadows, Wrington, BS40 5PG – withdrawn
- 19/P/2409/FUH - Havyatt Cottage, Copthorn Lane, Wrington, BS40 5DE – approved
- 19/P/2471/FUH - 1 Old Station Close, Wrington, BS40 5LY - approved

7 Planning Applications

A list of planning applications had been circulated prior to the meeting. Cllr Taylor drew the meeting's attention to 19/P/2896/FUL (Bristol Airport,

North Side Road, Felton, Wrington, BS48 3DP) and 19/P/2918/FUH (Ash Dale, Downside Road, Backwell, Bristol, BS48 3DQ) which were on this week's list of registered applications. As the deadline for comments was before or very close to the first meeting in January Councillors agreed to consider these applications as a matter of urgency.

Application 19/P/2812/CRA - Building and Land at 13 Ashford Road, Redhill, Bristol, BS40 5TH

Councillors discussed whether the application complied with current planning policy. It was agreed there were no objections in principle to the proposed change of use and the Council would comment on the full details of the proposal when a further application was submitted in the future.

Daniel and Andrea Downton left the meeting

Application 19/P/2710/TPO - Butts Orchard, Butts Batch, Wrington, BS40 5LN

The Council agreed to object to the application. The Tree Officer's report on a previously refused application (16/P/1373/TPO) stated that the tree had visual amenity value and added to the street scene. As no arboricultural report or any evidence has been submitted to confirm that the tree is causing damage to the wall, it was felt it should be possible to repair the wall without losing the tree and its amenity value.

Application 19/P/2735/LDE - Land to Rear of Former Coles Garage, Red Hill, Redhill, Wrington, BS40 5TE

The Council discussed the history of the site. It was agreed to object to the application as it was felt there were some questions over the evidence provided. Furthermore, it appeared the site had been cleared for a period of 4 to 5 months during a change of ownership and NSC had also instigated enforcement proceedings on the site.

Application 19/P/2800/TRCA - 6 Old Bell Court, Wrington, BS40 5QH

It was noted the application form contains conflicting information about whether the tree is diseased. However, as no arboricultural has been provided to confirm whether it is diseased it was agreed to object to the proposed works.

Application 19/P/2831/CQA - Winters Lane Barns, Winters Lane, Redhill

Councillors agreed there no were objections to the application but would like to comment that the conditions relating to the previous application (18/P/5224/CQA) should be maintained.

Application 19/P/2936/NMA – Lowood, Ropers Lane, Wrington, BS40 5NF

It was agreed there were no objections to this application.

Application 19/P/2896/FUL – Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP

The Council agreed there were no objections to the application but questioned why it had not been submitted as a permitted development application.

Application 19/P/2918/FUH – Ash Dale, Downside Road, Backwell, Bristol, BS48 3DQ

Councillors agreed there were no objections to the proposed works.

8 Other Planning Issues

- **Correspondence received from Stokes Morgan Planning Ltd re 19/P/2605/LDP (Railway Wharf, Station Road, Wrighton, BS40 5LL)**
Councillors reviewed the correspondence and agreed no response was necessary.
- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements: 19/P/2863/DCM, 19/P/2898/DCM, 19/P/2900/DCM, 19/P/2901/DCM, 19/P/2899/DCM and 19/P/3005/DCM**
These were noted.

The Meeting was closed at 7.40pm

Chairman