

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Tuesday 25 February 2020**

Present: Cllr B Taylor (Chair) Cllr H Ward
Cllr J Steinbach Cllr D Yamanaka
Cllr L Vaughn Cllr J Rawlins (from item 3)
J Bishop (Assistant Clerk)

In attendance: Two residents

1 Apologies for absence

Apologies were received from Cllrs Samuel, Bigg and Neve.

2 Declarations of Interest

There were no declarations of interest.

Cllr Rawlins joined the meeting

3 Public Participation

Two residents attended to hear the Council's discussion on application 20/P/0168/FUL (Land at Cox's Green, Wrington).

4 Minutes of the previous meeting

The Minutes of the meeting held 4 February were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was noted the only item of direct relevance to Wrington discussed at the meeting 19 February was that the enforcement notice on Worships Farm, Row of Ashes Lane, Redhill had been deemed invalid. It was also noted that at the special meeting on 10 February the Committee had rejected application 18/P/5118/OUT (Bristol Airport). It was agreed to discuss this further at the end of the 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:-

- 19/P/2735/LDE - Land to Rear Of Former Coles Garage, Red Hill, Redhill, Wrington, BS40 5TE – refused
- 19/P/3047/LDP - Oatlands Lodge, Wrington Hill, Wrington, BS40 5PL – refused
- 19/P/3122/FUH - 8 Bakers Buildings, Station Road, Wrington, BS40 5LQ – approved
- 19/P/3160/MMA - Holiday Inn, Red Hill, Redhill, Bristol, BS40 5RB - approved

7 Planning Applications

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

Application 20/P/0168/FUL - Land at Cox's Green, Wrington

The Council noted the number of objections posted on NSC's website. It was agreed to object to the application:-

- The condition was imposed by the Planning Inspector, following evidence given at the appeal hearing relating to flooding issues in the area.
- The condition was accepted by both NSC and the developer, meaning the developer is fully aware of the potential difficulties of the site.
- If work on site is not proceeding to schedule that is a matter to be resolved between the developer and their contractors and does not justify removal of a condition which was imposed to protect the living conditions of residents.
- To approve the application could put in jeopardy the safety and well-being of residents because, until the flood drainage scheme is completed and approved by NSC, there can be no guarantee that it will work.

Finally it was noted that one of the objections on NSC's website suggested that building above ground slab level may already have taken place and Councillors expect NSC to investigate this matter.

One of the residents left the meeting

8 Other Planning Issues

Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements: 20/P/0211/DCM, 20/P/0212/DCM, 20/P/0213/DCM, 20/P/0214/DCM, 20/P/0254/DCM, 20/P/0264/DCM, 20/P/0272/DCO, 20/P/0312/DCO, 20/P/0314/DCO, 20/P/0333/DCO, 20/P/0391/DCM

These were noted

Councillors continued their discussion on agenda item 5. As is standard procedure, the decision of the P&R Committee will have to be ratified at the meeting on 18 March, before which time the applicant can make further submissions. If the decision is ratified, the applicant then has 6 months in which to appeal. It was agreed to co-ordinate with the PCAA and the District Councillor, Cllr Hogg, on the selection of a speaker (or speakers if allowed) to speak against the application on 18 March.

The second resident left the meeting

The Meeting was closed at 7.10pm

Chairman