

Application 14/P/1653/F, Warren Cottages, Warren House, Brockley Combe Road, Backwell, BS48 3DF

After some discussion and although the Council has some sympathy with the applicants it was agreed that the Council wished to object to this application on the following grounds:

- The Planning Support Document submitted with the Application is fundamentally flawed, notably in its references to traffic relating to Bristol Airport, where, on Page 1, it states “.....the quiet tranquillity of the site has been shattered by significantly increased frequency of flights particularly throughout the summer and holiday periods, together with...”
This statement is however confounded by figures available from Bristol Airport’s 2013 Operations Monitoring Report which shows a clear decrease in total aircraft movements between 2005 (when the original Application was conditioned) and 2013, and an increase in passenger numbers, which in turn indicates that larger, more modern (and relatively quieter) aircraft are now being used. The Bakers already had noise disturbance from the airport when they decided to use the cottage for holiday accommodation and had installed the recommended noise insulation at that time. Condition 7 of their Consent had also drawn particular attention to the noise levels from BIA.
- Given the alleged levels of noise suffered by the site, it was doubted as to whether any improvement to the level of lettings would be achieved by the removal of Condition 2 and the cottages being allowed to be let for full-time residential use. By allowing the change this would be going against NSC’s policy to restrict development to that required to satisfy a proven local need and not to permit any additional dwellings in accordance with current Core Strategy.
- The Statement cites recent planning permissions on adjoining land relating to paintball and skirmishing activities as contributory to increased unacceptable noise levels (13/P/0195/F and 13/P/0325/F). The previous applications were subject to comment/objection from this Council and also allegedly Mr and Mrs Baker and those permissions were in turn, conditioned as to activity types, days and times. The Operational Management Plan required to be submitted for both Applications is not evident, nor is the 12 month impact assessment required under Condition 7 for 13/P/0195/F and Condition 6 for 13/P/0352/F. If these conditions are now being breached (as appears to be the case) then it is a matter to be addressed by Enforcement from NSC Planning Department and arguably, withdrawal of the permission, but not by means of a change of use approval.
- Similarly, following the erection of a Pole Barn, Application 13/P/1097/F, it is contended that increased noise levels are detrimental to Mr and Mrs Baker’s holiday lettings. It is suggested that operations on the site are excessive beyond the times indicated in Advisory Note 2, hence the complaints about excessive noise levels.
The Council feels that none of these contentions demonstrate ‘exceptional circumstances’ sufficient to remove Condition 2 of the Consent granted under 05/P/0596/F but indicates that there is an adverse impact upon the holiday lettings due to a possible breach of conditions applied to neighbouring activities and such would fall to NSC to investigate further.

The Chair encouraged the Bakers to approach North Somerset Council with detailed records of the times of excessive noise and noise levels and ask them to investigate possible breaches further. It was agreed also that the Council would also contact NSC on this matter.

Mr and Mrs Baker left the meeting.

4 Minutes of the previous meeting

The Minutes of the meeting held 5 August 2014 were reviewed and adopted as a true record.

Matters arising:

- Appeal hearing appeal against NSC's non-determination of the previous application (13/P/2022/F) at 10.00am on 17 September. Cllr Glynn may be able to attend but could not commit to it at this point.

5 NSC Planning and Regulatory Committee

The Chair reported that there was nothing to note on this.

6 Decision Notices issued by NSC

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

- 14/P/1349/F – Greystones, Ropers Lane, Wrington, BS40 5NH - Approved
- 14/P/0534/LDE – Willis's Batch, Brockley Combe Road, Backwell, BS48 3DF – withdrawn by applicant
- 14/P/1894/F – Meeting House Farm, Long Lane, Wrington, BS40 5SP - Approved

7 Planning Applications

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

Application 14/P/1653/F, Warren Cottages, Warren House, Brockley Combe Road, Backwell, BS48 3DF

This had been discussed earlier in the meeting.

Application 14/P/1353/F, former Wrington Vale Medical practice, The Surgery, Station Road, Wrington, BS40 5NG

Whilst welcoming the proposal to remove the detached dwelling earlier proposed to the west end of the site, the Council nevertheless wished to object to this latest revision to the proposals for the following reasons:

- Trees - The previous Application under this reference number required the removal of only two trees whereas the latest Application requires the felling of seventeen trees within the site, all of which are protected under TPO 1003 (confirmed by NSC on 2 July 2014) and crown reduction work to a further three trees and a hedgerow, which are outside the site boundary and similarly protected. Despite the Applicant stating that "removal of these trees will be mitigated by the implementation of a detailed landscaping scheme", no such scheme is available to judge the overall effect and the removal of such a large number of trees would impact adversely on the existing landscape and outlook for neighbouring properties and the area in general.

- Proposed landscaped area -The Council is concerned as to who would be responsible for the maintenance and upkeep of the proposed grassy/landscaped areas and proposed seats outside of the main build. The council would expect to see conditioned an agreement to maintain the proposed areas either by the developer or some other party to be determined. Such maintenance the Council would expect to be in perpetuity.
- Design -The Council considered the current design to be too great and bulky given the existing street scene, with a relatively narrow margin of space between the north end of the terrace and the hedgerow (shown on the Plan as H24) and between the south edge of the terrace and the proposed gravel access to the rear of the properties on Station Road. As a result, the overall openness of the site will be compromised and darkened. This additional build will also require virtual devastation of the existing protected trees as outlined above.
The Council also considers that the design does not reflect the 'material palette of the significant housing along Station Road' (as claimed in Rev C – August 2014 of the Design and Access Statement, page 2) and nor does its design improve upon other older residential developments or provide positive enhancement to the village.
- Cycle storage shed - the design of the proposed cycle storage unit does not reflect the character of the Conservation Area and the Council can see no benefit in it being sited in the location proposed in the Plan, away from the houses it is supposed to serve. It is also noted that the Design and Access Statement states "Cycle facilities will be provided within the curtilage of each individual dwelling."

Application 14/P/1713/F 11 Ladywell, Wrington, BS40 5LT

The Council has considered this Application and wishes to object on the following grounds:-

- The Council remains of the opinion that the Plan as submitted continues to impact adversely upon the Conservation area and the increase in bulk of the building does not sit comfortably with the existing streetscene when entering Ladywell from The Triangle and Broad Street. The relatively small size of the plot upon which the development is to be built will also contribute to the considerable visual impact.
- The addition of an 'atrium' to accommodate a staircase continues to breach the existing building line which already is only a modest distance from the front boundary.
- The proposed first floor development, now partly within the roof space, claims that overlooking of neighbouring properties will be overcome. The Council felt this will not be the case and there will remain negative impact on the gardens and living conditions of neighbours to the north and east and the bungalow to the west.

8. Other planning issues, including consultations

- **YMCA West Coast's proposal to develop Barley Wood**
Update and to consider NSC's invitation to attend NSC Planning and Regulatory Committee's site visit on 5 September.
It was reported that Ian Porter, Chairman Planning and Regulatory Committee, has decided to include the local community before decisions are made on this, hence this site meeting.
It was agreed that four or five Councilors would attend the meeting.
- **NSC consultation - Employment-Led Delivery at Weston-super-Mare Supplementary Planning Document**
(See email circulated 19 August or
<http://consult-ldf.n-somerset.gov.uk/consult.ti/delspd/consultationHome>
Deadline for comments 29 September 2014
The Chair asked Members to have a look at the document before the next Planning meeting on 16 September.
- **New housing developments** - Barratt Homes' proposal to build 80 houses in Congresbury & Yatton and another potential proposal for 340 dwellings at Farleigh Fields, Backwell (see 14/P/1633/EIA1 for further information)
It was noted that the number of new houses proposed seemed considerable and it was important to keep an eye on this.

The meeting was closed at 7.40pm

Chairman