

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wrington Parish Council
held at 6.30pm on Tuesday 5 May 2020**

Present:	Cllr B Taylor (Chair)	Cllr J Rawlins
	Cllr J Steinbach	Cllr D Yamanaka
	Cllr L Vaughn	J Bishop (Assistant Clerk)

1 Apologies for absence

There were no apologies for absence.

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 February were reviewed and adopted as a true record. There were no matters arising. It was noted the meetings scheduled for 17 March, 7 April and 28 April were cancelled due to Coronavirus/Covid-19.

5 NSC Planning and Regulatory Committee

It was noted the only item of direct relevance to Wrington discussed at the meeting on 17 March was the ratification of NSC's refusal of the Bristol Airport application (18/P/5118/OUT). There had not been a meeting in April and the papers for the meeting in May were not yet available.

6 Decision Notices issued by NSC

No new Decision Notices had been issued at the time the meeting papers were circulated. However, since then, approval of 20/P/0410/FUH (Northfield, Old Hill, Wrington, BS40 5SS) had been published on NSC's website. This was noted.

7 Planning Applications

- 20/P/0888/FUH – 8 Alburys, Wrington, BS40 5NZ
- 20/P/0889/LDE – Cooks Farm, Downside Road, Backwell, BS48 3DN
- 20/P/0933/FUH - 51 South Meadows, Wrington, Bristol, BS40 5PG

A list of planning applications, along with draft comments, had been circulated prior to the meeting. The comments on 20/P/0888/FUH and 20/P/0889/LDE had previously been circulated and agreed by email by Cllrs Taylor, Steinbach, Ward, Bigg, Vaughn, Yamanaka, Rawlins, Lovell and Samuel. The meeting ratified these comments. The meeting also agreed the comment, as drafted, on 20/P/0933/FUH. The Assistant Clerk was instructed to submit the comments to NSC.

8 Other Planning Issues

Cllr Taylor asked, now that the Committee were able to hold virtual meetings, whether Councillors would like to keep to the published meeting schedule which would mean the next meeting would take place on 19 May. This was agreed.

The Meeting was closed at 6.40pm

Chairman

WRINGTON PARISH COUNCIL

Comments on Planning Applications considered at a Virtual Planning Committee Meeting 5 May 2020

Application 20/P/0888/FUH – 8 Alburys, Wrington, BS40 5NZ

The property sits within the Wrington Settlement Boundary but is outside the Conservation Area and the Green Belt.

The proposed constructions appear to be in keeping with the existing property and those of neighbours in this development, but it is not possible from the plans submitted to determine whether the proposed new garage, to the west of the existing building, will have any adverse impact upon the neighbouring property to the west. However, subject to the proposals falling within the guidelines set out in North Somerset's Residential Design Guidelines, Section 2 Supplementary Planning Document, this Council offers no objections to the proposals as submitted.

The remaining site area appears to provide adequate parking spaces to meet requirements.

Application 20/P/0889/LDE – Cooks Farm, Downside Road, Backwell, BS48 3DN

Despite having a Backwell postal address, this property falls within the Parish of Wrington, is within the Green Belt and outside of any Settlement Boundary.

This Council has studied the photographic evidence supplied, together with the many accompanying letters of support, many of which appear to emanate from close family friends or farming or related business associates and acquaintances. Nowhere however, is there any indication that the landowners have been using the land which is the subject of this Application, by way of a business for the off-site parking of vehicles belonging to members of the general public whilst using the airport. Rather it would appear that, because of a friendship or farming business association, the landowners have been allowing such to use the land for parking as a gratuitous gesture of friendship or goodwill. If used by way of a business venture, then appropriate records of bookings and fees charged/received (not to mention tax and business rates paid) should be available to support the claim for lawful development. The letters of support remain imprecise in this respect.

The photographs submitted, although indicating vehicles parked where hitherto silage bales had been stored, show only a minimum of one car and a maximum of four cars as at 17 April 2005, and the last days of the years 2005 and 2009. These alone carry no weight towards the contention that car parking has been undertaken (other than friends, family etc. as suggested above) as a business, without interruption or enforcement action for a period of 10 years preceding this Application. Although a Lawful Development Certificate is sought for the land outlined in blue on the Plan dated 11 March 2020, there is no specific request made as to how many vehicles may be permitted to lawfully be stored at the site.

Any unauthorised use of land within Green Belt for off-site airport car parking is considered to be harmful to the openness of the Green Belt and should therefore not

be permitted by the Local Planning Authority (NSC Sites and Policies Plan, Section DM12).

This Application is made pursuant to Section 191 of the Town & Country Planning Act which requires that the existing use for which the Application is made, has been in place, without interruption, for a period of 10 years (Section 171B (3)) of the Act.

In this case however, this Council is of the opinion that the evidence presented is weak, based upon ambiguous and imprecise written statements and irrelevant Google imagery, with no imagery between 2009 and to date. Vehicles shown in the imagery do not support the contention that an off-site car parking facility was operating at the time of the image: merely that silage bales were no longer stored at the site shown in April and December 2005 and December 2009. The vehicles captured may belong to family members or visiting guests, given the times of year.

In all the circumstances therefore, and on the balance of probabilities, this Council proposes the refusal of the issue of a Certificate of Lawful Development on the basis of the inadequate evidence submitted with this Application.

Application 20/P/0933/FUH - 51 South Meadows, Wrington, Bristol, BS40 5PG

The property sits outside the Wrington Conservation Area and the Green Belt.

The materials proposed are in harmony with those existing on the building and in keeping with the surrounding properties. The Council's only concern is the potential impact upon the neighbouring property to the west of the applicant's property (No.50, South Meadows?), but the plans submitted do not allow this Council to assess the impacts, but merely indicate the additional play room proposed as extending to the rear building line of the existing property. Subject to the proposals being compliant with North Somerset Council's Residential Design Guidelines, Section 2, this Council offers no objections.