

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wrington Parish Council
held at 6.30pm on Tuesday 9 June 2020**

Present: Cllr B Taylor (Chair) Cllr H Ward
Cllr L Samuel Cllr J Steinbach
Cllr L Vaughn Cllr S Lovell (from item 7)
J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs 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 19 May 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 on 20 May was 19/P/2514/FUH (Cinderford Cottage, Ropers Lane, Wrington, BS40 5NH) a decision on which has been deferred pending a site meeting. The next Committee meeting will be 17 June but the papers are 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, refusal of 20/P/0817/LDE (Land to the rear of former Coles Garage, Red Hill, Redhill, Wrington BS40 5TE) had been published on NSC's website. This was noted.

Cllr Lovell joined the meeting

7 Planning Applications

A list of planning applications, along with draft comments, had been circulated prior to the meeting.

- 20/P/0371/FUH - Oatlands Lodge, Wrington Hill, Wrington, BS40 5PL (The Council had already submitted comments on this application but new documents had been uploaded to NSC's website)
- 20/P/1053/FUH - 2 Westward Close, Wrington, Bristol, BS40 5LU
- 20/P/1069/FUH - 1 Butts Orchard, Wrington, Bristol, BS40 5DR
- 20/P/1075/FUL - P J Hare Ltd, Havyatt Road Trading Estate, Havyatt Road, Wrington, BS40 5NL

In relation to 20/P/1075/FUL (P J Hare Ltd) it was believed Cllr Steve Hogg (District Councillor) was contacting North Somerset Council because a resident had reported to him that spoil from the site was, allegedly, being dumped at a Site of Nature Conservation Interest (SNCI). Cllr Hogg was also contacting the Parish Council where the site was located.

The meeting agreed the comments as drafted and the Assistant Clerk was instructed to submit the comments to NSC.

8 Other Planning Issues

- Update on the Cox's Green development

Cllr Taylor gave an update on a recent Zoom virtual meeting between himself, Tony Harden (Wrington Village Alliance), Cllr Steve Hogg (District Councillor) and Andrew Stevenson (Case Officer, NSC) to discuss the three outstanding applications relating to the development (20/P/0042/FUL, 20/P/0168/FUL and 20/P/0498/NMA). Briefly, it was agreed that with some flexibility over the highways scheme, some increased landscaping and the inclusion of strict conditions in Decision Notices, the outstanding issues could be resolved to everyone's satisfaction.

Finally, Cllr Lovell raised the issue of the Cox's Green road closure as it appears that many motorists are ignoring the closure notices and using the pavement to circumvent the barriers and by-pass the closure. The Assistant Clerk offered to send him NSC's road closure notice which gave full details of the closure. Cllr Taylor suggested that any breaches by residents was a police matter rather than a planning matter

The Meeting was closed at 6.58pm

Chairman

WRINGTON PARISH COUNCIL

Comments on Planning Applications considered at a Virtual Planning Committee Meeting on 9 June 2020

Application 20/P/1053/FUH - 2 Westward Close, Wroughton, BS40 5LU

The property is within the Settlement Boundary but outside the Wroughton Conservation Area.

The proposed extension will protrude beyond the current building line by a modest distance and there would appear to be no windows proposed on the east facing wall which would overlook the neighbouring property. As the extension is single storey, as is the existing garage and car port, there would appear to be no further adverse impact upon the neighbouring property than exists already.

It appears that adequate car parking space can be accommodated within the site to meet the standards set out in NSC's Car Parking Supplementary Planning Document, adopted November 2013 and this Council offers no objections to the works proposed.

Application 20/P/1069/FUH – 1 Butts Orchard, Wroughton, BS40 5DR

This Application stems from an earlier Application (20/P/0501/FUH) which was withdrawn by the Applicant and upon which this Council commented on 17th March 2020. In that earlier comment this Council indicated concerns about the proposed demolition of part of the northern boundary wall, which was not owned by the Applicant, to provide access to the extended garage. That aspect of the development proposal has now been removed, though the other expansion proposals remain.

The proposal relating to the garage indicates the intention to extend the building “to meet the northern stone boundary wall.” (Design & Access Statement, Page 3 ‘Form & Scale’). This Council is concerned that any Planning Approval should be conditioned in such a way as to protect the current integrity of the existing stone boundary wall and to allow access to the applicant's side of the wall to enable emergency repairs to be effected in case of need. Any potential undermining of the wall's foundations must be prevented to enable it to be protected.

The plans continue to reflect a high standard of design and materials which would sit comfortably within the existing development of Butts Orchard and therefore, with the exception of that referred to above, this Council offers no objection to the proposal.

Application 20/P/0371/FUH – Oatlands Lodge, Wroughton Hill, Wroughton, BS40 5PL

This Council submitted a series of comments and objections to this Application on 24th March 2020 but has now revisited the Application following amended Plans being submitted and posted on NSC's website. The Council's further comments, set out below, should be read in conjunction with those made earlier.

- The Proposed Site Plan (Drawing 3770L-PLA-100 RevC) indicates 2 proposed parking bays on the western edge of the site, but there is no access shown on the Plan to enable vehicles to reach the parking bays. In any event, with 4 bedrooms proposed, North Somerset Council's Supplementary Planning Document on Parking Standards, Appendix A (adopted November 2013) requires 3 spaces to be available. Where is the third space?
- Similarly on the western boundary of the site it is indicated "*Existing wooden post and rail fence removed*", but gives no indication what other means of boundary marking is to be used to replace the fence removed. It may even be intended to leave the area with no boundary marked.
- The same Site Plan also indicates a proposed porch (with flat roof) protruding approximately half way from the current building to the brick paving area adjoining Wrington Hill and providing access to the lobby area. However, Drawing 3770L-PLA-111 RevD (Proposed Roof Plan) shows the porch extending the full distance from the existing lobby entrance to the existing building line (marked as 'Proposed flat roof' on said Plan) and the end of the proposed flight of steps.
- The Proposed Site Plan, Rev C also indicates a 'proposed ramp' to the south of the main building, but no such ramp appears on the Proposed Roof Plan referred to in the previous paragraph, nor on the Proposed Ground Floor Plan (Drawing 3770L-PLA-110 Rev F).
- Turning now to the Elevations Plans, Drawing 3770L-PLA-130 Rev E, Proposed Northwest Elevation shows a single gable end protruding over the height of the boundary wall. However when the Existing Northwest Elevation Drawing 3770L-PLA-020 Rev A is referred to, there is a substantial 'Concrete Roman Tile Roof' indicated behind the gable end. What has happened to make this substantial roof disappear from the proposed new elevation? Furthermore, the boundary is completely changed from fencing to stone walling when the two plans are compared, but the proposed site plan does not reflect this.
- This Council is concerned to read the neighbour's comments about the state of the site to the northwest corner where, it appears, that building/clearance work has already begun, yet there is no mention in the revised documents that any further work is proposed or permission sought for development in the area. The earlier iteration of plans indicated that a garage was proposed for that corner of the site, but no such is shown on the latest iterations. It remains however that the Existing Site Plan is no longer a true indication of the situation on the ground. If unauthorised work on this section of the site has begun, then it should be stopped forthwith pending appropriate permissions being granted.
- It is difficult to relate the proposed Southeast Elevation (Drawing 3770L-PLA-131 Rev E) with the other Plans submitted and this Council does not believe this Drawing to be accurate as claimed.
- Once again, there is no drawing relating to the proposed south elevation, which would enable a degree of assessment of the potential impacts to be suffered by the neighbours to the south, caused by the erection of a further bedroom, not to mention the boundary wall between the two properties, which was subject of an earlier comment by this Council. This is clearly a very important elevation to understand, given the close proximity of the two properties and one without which, full assessment of impacts cannot be carried out.

- This Council wishes to reiterate the statement made in the opening paragraph of its response dated 24 March 2020, viz;-
(This Application follows on from the refusal of North Somerset Council to approve a certificate of lawful development requested under Application 19/P/3047/LDP. When the property was converted pursuant to Application 0405/89, permitted development rights were removed under Conditions 2 and 5 of the consent. Other works including decking, steps etc. are also prohibited under Condition 4. Unfortunately access to those approved plans is not available via NSC's website.)
- Bearing in mind the restrictions contained within the consent for the original development of this site (Application 0405/89) and that the property sits within Green Belt, outside any settlement boundary and with poor access to, for instance, public transport, with permitted development rights withdrawn, this Council is minded that the proposals (whatever they may be exactly!) constitute an overdevelopment of the site and a potential breach of the earlier consent conditions.
- It is clear that the present set of revised plans do little or nothing to answer the points raised in this Council's earlier objections together with those raised by neighbours, and the number of omissions, inconsistencies and errors serve only to muddy further the true intentions of the applicant.
- Given all the circumstances, this Council objects most strongly to the revised plans as submitted and aligns its support with the neighbours whose objections have been recorded against these development plans. The Council continues to maintain also the strong objections to other, earlier identified omissions, anomalies and discrepancies relating to this Application.

Application 20/P/1075/FUH – P J HARE Ltd, Havyatt Road Trading Estate, Havyatt Road, Wrington, BS40 5NL

This Council wishes to record its most profound disappointment and disapproval that the Applicant should have taken it upon themselves to destroy the area of protected and established landscaping which was conditioned by earlier Planning Applications (97517 relating to the eastern boundary of the site and subsequently 15/P/1697/F relating to the northern boundary of the site). The Application Supporting Statement indicates that the excavation work was undertaken following consultation with North Somerset Council's Streets and Open Spaces Dept. on 23rd September last which the applicant took to mean that NSC had given the green light for the company to proceed, though the exchange does not specify what works were to be undertaken (Application Supporting Statement, Appendix A).

This alleged misunderstanding can only be described as naïve on the Applicant's behalf, since it is quite clear that matters relating to planning are not within the remit of the Streets and Open Spaces team. Equally however, it was also somewhat dilatory of that team not to flag up with the Applicant that consultation with the Council's Planning Department should be sought.

The damage has been done however, but, thanks to diligent residents raising concerns with NSC and seeking enforcement proceedings, it is vital that the destroyed landscaping be replaced without delay and to a standard sufficient to ensure that the residents of those properties to the east of the site who have suffered from the Applicant's actions, are not disadvantaged as a result of the illegal actions.

The Landscaping Master Plan submitted with the Application would appear to be satisfactory in that the hedgerow is to be re-planted with native woodland scrub planting and native 'standard' tree species sufficient to afford some privacy and protection to affected residents, but it is unfortunate that, according to the Plan, planting will not commence until "*the first appropriate season following completion of the works*", yet nowhere in the Planning Application does it indicate what "the works" actually constitute. Until this is defined accurately, then an appropriate response cannot be forthcoming. It may indeed be that "the works" to be undertaken should be the subject of a formal Planning Application in their own right, but until the Applicant's intentions are revealed, we remain in the dark.

The Application makes no mention of the subsequent maintenance of the landscaping to be reinstated and this Council would expect to see a robust Management Plan conditioned and agreed with North Somerset Council, should consent be forthcoming, in order to reinforce protection of the local residents.

If it is, for instance, intended to concrete over the excavated area, then consideration must be given to rainwater drainage and an appropriate surface dressing laid to ensure that run-off is minimised in what is already a sensitive area for drainage.

It is assumed that the protective screening to the north of the site remains undamaged by the current excavations. A recent site visit did not enable clear sight of the northern boundary from the roadside, but this area needs also to be visited by the Planning Officer to ensure no further transgressions have taken place.

It would be hoped that re-planting could commence no later than October 2020 in order to minimise disruption and inconvenience to residents, but until further and better particulars relating to the site's development are to hand, this Council is bound to object strongly to this Application.