

**Minutes of a Zoom Virtual Meeting of the Planning Committee of  
Wrington Parish Council  
held at 6.30pm on Tuesday 19 May 2020**

**Present:** Cllr B Taylor (Chair) Cllr H Ward  
Cllr J Rawlins Cllr L Samuel  
Cllr S Lovell Cllr J Steinbach  
Cllr L Vaughn Cllr D Yamanaka (from item 5)  
J Bishop (Assistant Clerk)

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**1 Apologies for absence**

Apologies were received from Cllrs Bigg and Neve.

**2 Declarations of Interest**

Cllr Lovel declared a personal interest in relation to application 20/P//0042/FUL (Land at Cox's Green Wrington, BS40 5QR) as he lives close to the development.

**3 Public Participation**

There were no members of the public present.

**4 Minutes of the previous meeting**

The Minutes of the meeting held 5 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 to be discussed at the meeting on 20 May was 19/P/2514/FUH (Cinderford Cottage, Ropers Lane, Wrington, BS40 5NH) which had been referred to the Committee by Cllr Hogg (District Councillor) presumably following objections from neighbours. Also, it was believed the applicant of 20/P/0381/TPO (Cedar House, High Street, Wrington, BS40 5QD) had lodged an appeal which would appear in the papers for a future meeting.

*Cllr Yamanaka joined the meeting*

**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/0540/FUH (14 Kings Road, Wrington, BS40 5LW) had been published on NSC's website. This was noted.

**7 Planning Applications**

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

- 20/P//0042/FUL - Land at Cox's Green Wrington, BS40 5QR
- 20/P/1003/LDE - Tall Pines Golf and Leisure, Cooks Bridle Path, Backwell, BS48 3DJ

The meeting agreed the comments as drafted and the Assistant Clerk was instructed to submit the comments to NSC. In relation to the Cox's Green development, it was also agreed that Cllr Taylor could represent the Council at any potential upcoming Site Design Meeting which had been requested by Cllr Hogg and at which it is intended should be also present Tony Harden (WVA), Colin Chandler (Lead Engineer, NSC), Andrew Stevenson (Case Officer, NSC) and Redcliff Homes' designer to discuss outstanding issues relating to applications 20/P/0168/FUL and 20/P/0498/NMA.

## **8 Other Planning Issues**

Cllr Taylor introduced an email recently received from the Harlequin Group informing the Council of a pre-planning consultation on a telecommunications mast for EE which it is proposed will be sited in the northeast corner of the airport following the mast being demolished from the old control tower where it is currently sited. It was agreed no comment was necessary at this time.

The Meeting was closed at 6.50pm

**Chairman**

## WRINGTON PARISH COUNCIL

### Comments on Planning Applications considered at a Virtual Planning Committee Meeting on 19 May 2020

#### **Application 20/P//0042/FUL - Land at Cox's Green Wrington, BS40 5QR**

This further comment by the Council is to be read as a supplement to the comments submitted 18 March 2020, in which the Council found itself unable to make a realistic comment upon the Application, due to incomplete documentation being submitted by the applicant. On 7<sup>th</sup> and 11<sup>th</sup> May, further documentation has appeared on North Somerset Council's planning website upon which this Council comments as under.

With reference to the 'Addendum' document prepared by WYG Engineering (Northern Ireland) Limited on behalf of Redcliff Homes and submitted on 7<sup>th</sup> May, this Council is pleased to note that it is proposed to encircle the attenuation basin with a 1.2 metre high stock proof fence and that reference has been made to 'landscaping' and its management in Appendix D, Section 2.1. The original application however proposed no such landscaping, which prompted this Council to lodge objection in its March comment referred to above. Unfortunately however, in Appendix C of that document, there is no reference whatever to any landscaping of the area and this remains of serious concern to this Council.

Without proper landscaping, the site of the attenuation basin will remain highly visible to anyone entering Wrington from the south via Havyatt Road and the scenic Tumbling Weir on the river to which the basin is to drain. A properly planted and landscaped surround to the basin would create a more aesthetic, gentle and appropriate presentation of what would otherwise be a derelict, crude and unsightly area which would detract from the overall appearance and be contrary to the village vernacular.

It is unfortunate that, when one reads Appendix D more closely, it is worded in such a loose and unspecific manner as to be virtually meaningless. Phrases such as "occasional maintenance" every six months (Section 2.3) carry no weight if action is not specifically related to need. Action should be specified as to what needs to be carried out in order to meet specific requirements of a maintenance schedule.

The Drainage Maintenance Plan proposed (Appendix D) is dated November 2019 and although at first glance appears to be comprehensive, it cannot be implemented unless a proper landscaping scheme has been first agreed with the developer and the Local Planning Authority. To date, this does not appear to have been considered and if this Application is to be progressed, such must be put in place.

This Council is also advised that, in relation to the 1.2 metre diameter pipeline in Section 2.4, a key maintenance item has been missed. It was advised that the said pipe would need to be cleaned annually, however only the inlet and outlet structures of the basin are referred to. Section 2.3 refers to annual cleaning of the manholes, but omits the mention the inter-connecting pipework where, with such a low gradient, silt is likely to build up quickly. Section 2.2 refers to a "catch pit" which does not appear to be marked in any of the design drawings!

It is apparent to this Council that further work needs to be done to achieve a result which will be acceptable to all parties affected by this development and that maintenance will be a key issue in terms of safety for residents of both the new development, but more particularly, those already in place. Maintenance will be an on-going burden if done

properly and conscientiously to a high standard, be it undertaken by the developer or their agents, whoever they may be. It is therefore imperative that ongoing funding is available to meet these on-going costs when a scheme of work is finally agreed.

This Council therefore suggests that the following robust conditions need to be applied to this application if it is to be granted;-

1. A scheme of landscaping for the area surrounding the attenuation basin is formally agreed between the developer and North Somerset Council, prior to this application being granted.
2. A formal agreement is entered into with the developer and North Somerset Council specifying precisely what maintenance needs to be undertaken, in precisely what timescales and that appropriate reports are submitted to ensure actions have been undertaken as required.
3. A system of overseeing scheduled maintenance is defined, agreed and enforced by North Somerset Council to ensure all works are properly carried out, thus ensuring the continuing safety of village residents and property.
4. In order to protect the funding of this essential maintenance, the developer executes a Performance Bond with North Somerset Council to indemnify the latter in the event of failure of any contractor employed by the developer to undertake the maintenance works.

In the absence of appropriate strict and robust safeguards being put in place, this Council will continue to maintain its objection to the Application submitted on the basis that inadequate or incomplete information has been put forward to meet our objections.

**Application 20/P/1003/LDE - Tall Pines Golf and Leisure, Cooks Bridle Path, Backwell, BS48 3DJ**

Despite carrying a Backwell postal address, this property falls within the Parish of Wrington, outside any settlement boundary and within the Green Belt.

By virtue of Planning Application 99/P/2340/F permission was granted by North Somerset Council for *“Change of use from golf storage facilities to overnight golfers accommodation and golf shop with extension to car parking facilities.”* and for that purpose only. The subsequent incorporation of Tall Pines Lodges Limited carries no bearing on this current Application and is not relevant.

In his ‘Statutory Declaration’ however, Mr. A.S.R. Murray contends that (Para 3) *“The Planning Consent was subject to four conditions and none of these conditions limit the occupation of the lodges to use by golfers only.”* The Notice of Decision from North Somerset Council states clearly that *“.....North Somerset Council...hereby GRANTS consent for the above mentioned development (as quoted above in Paragraph 2) subject to the following conditions;-“* To claim subsequently that occupation of the lodges did not apply to golfers only is frankly absurd, when it is clear to all that the stated intention and the purpose of the original application was to provide overnight accommodation for golfers.

In Paragraph 9 of the same Declaration, Mr. Murray claims that since July 2004, the non-incident parking area has been used exclusively for the parking of vehicles belonging to customers who have occupied the lodges and who have left their vehicles parked at the site when they have no longer remained in occupation of the lodges. Between 1999 and 2004 therefore, was it the case that Mr Murray was of the opinion that only overnighting golfers were allowed to use the incidental parking facility? The Application Support

Statement, Section 2 clearly sets out how the car parking facility was used to accommodate off-site airport car parking for travellers.

The series of photographs submitted with Mr Murray's Declaration, cover a series of dates from (claimed) 1999, and 17 April 2005, 7 June 2005, 2009, 2013 x 2, 2015, 2016, 2017 and 2018 x2 but, although each photograph indicates a number of vehicles parked in the area designated as 'incidental parking' there is no documentary verification that the cars so shown do not belong to visiting golfers either playing daily or lodging overnight as per the permission granted in 1999, nor that between the dates of the photographs, the business continued uninterrupted.

There has been no further evidence to support the photographs submitted and the Declarations made by Messrs. Murray and Wait. There is no evidence of records of 'incidental' parkers (who presumably would have been called upon to pay a fee for this service), by way of lodge bookings recorded, fees received, tax submissions in relation to the business, audited accounts verifying sources of income etc., or any other corroborating evidence to support the application for a Lawful Development Certificate.

Furthermore, North Somerset Council raised an Enforcement Notice against the site which it was claimed was being used for unauthorised off-site airport car parking under reference 19/00585/COU and 19/00586/COU dated 16 December 2019, to which this current Planning Application appears to be the response. Comments from the Enforcement Officer at the time stated that there was no apparent breach of planning taking place, so what has happened to all the cars which it is now claimed are 'incidental parkers'? (Or was the Enforcement Officer 'misled'? It is not known whether there have been any earlier claimed breaches or Enforcement Notices having been issued against the site in earlier years.)

Any unauthorised use of land within the 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 current Application is made pursuant to Section 191 of the Town and 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. In this case however, this Council is of the opinion that the evidence presented is weak, based on unsound evidence and unconvincing Google photography which does not substantiate the claims made by the Applicant(s) and that, on the balance of probabilities, refusal of the issue of a Lawful Development Certificate is appropriate in this case.

If the Applicant wishes to use the lodges for accommodation other than that granted under the 1999 Planning Consent, then a further application should be submitted for a change of use from overnight golfer accommodation to something less restrictive.

### **Pre-Planning Application Consultation –Telecommunications Proposal at National Car Rental Car Park, Bristol International Airport**

Thank you for your email the contents of which were considered at last night's Planning Committee meeting. The Parish Council has no comment to make at this time.