

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wrington Parish Council
held at 6.30pm on Tuesday 21 July 2020**

Present: Cllr B Taylor (Chair) Cllr D Yamanaka
Cllr G Bigg Cllr J Rawlins
Cllr J Steinbach Cllr L Samuels (from item 3)
J Bishop (Assistant Clerk)

In attendance: A resident in relation to application 20/P/1216/FUH

1 Apologies for absence

Apologies were received from Cllrs Vaughn, Ward and Lovell.

2 Declarations of Interest

Cllr Bigg declared an interest in relation to 20/P/1529/FUH (Bronllys, Ladywell, Wrington, BS40 5LT) as she can see the property from her home.

3 Public Participation

A resident attended the meeting to hear the Council discussions on 20/P/1216/FUH (Butts Orchard, Butts Batch, Wrington, BS40 5LN). He explained he felt the proposed development was large and out of character with the listed building. Also, there was an issue with the arboriculturalist's report which does not include all of the trees on the site.

Cllr Samuels joined the meeting

Cllr Taylor read out the resident's objection that had been submitted to NSC and offered to bring forward the Council's discussion on this application. The meeting agreed. The Council discussed Cllr Taylor's draft comment (previously circulated with the meeting papers) and agreed to include further comments on the conflicting information and inadequacies of the arboriculturalist's report, the bulk of the proposed development and whether it was in keeping with the listed building and, finally, whether the proposed development would be less obtrusive if positioned elsewhere in the garden.

The resident left the meeting

4 Minutes of the previous meeting

The Minutes of the meeting held 30 June were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

The last meeting was on 15 July. The only matters of direct relevance to Wrington were:-

- Appeal (APP/D0121/W/20/3250564) has been lodged against NSC's refusal of 19/P/1100/FUL (The Bungalow Inn, Kingdown Road, Butcombe).

- Appeal (APP/D0121/C/20/3249212) lodged against an Enforcement Notice (18/00585/OTH) for alleged airport parking at Garage, Red Hill, Redhill, Bristol.
- Appeal (APP/D0121/X/20/3249213) against NSC's failure to issue a decision on 19/P/2605/LDP (Lawful development certificate for the proposed replacement of existing hard standing including the removal of raised flower bed, Railway Wharf, Station Road, Wrington) which would be discussed under Agenda item 8.

6 Decision Notices issued by NSC

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

- 20/P/0888/FUH - 8 Alburys, Wrington, Bristol, BS40 5NZ - approved
- 20/P/0889/LDE - Cooks Farm Downside Road Backwell, BS48 3DN – approved
- 20/P/1069/FUH - 1 Butts Orchard, Wrington, Bristol, BS40 5DR – approved

7 Planning Applications

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

- **20/P/1216/FUH – Butts Orchard, Butts Batch, Wrington, BS40 5LN**
See Agenda item 3 above
- **20/P/1432/FUH – 23 Alburys, Wrington, BS40 5NZ**
The Council had received an email from a neighbour stating that the applicant had agreed that the high-level window would be non-opening and opaquely glazed to protect the neighbour's privacy. However, as this was not mentioned in the application it was agreed to include it in the Council's comment.
- **20/P/1471/TRCA – 1 Butts Batch, Wrington, BS40 5LN**
The meeting agreed the comment as drafted.
- **20/P/1529/FUH – Bronllys, Ladywell, Wrington, BS40 5LT**
The meeting agreed the comment as drafted.

(The comments submitted to North Somerset Council are attached at the end of these Minutes)

8 Other Planning Issues

- **Email from a resident re landscaping at the Cox's Green development**
It was agreed that there was no objection to the revised planting scheme although it now appeared the developer had reverted to original plan.
- **Appeal APP/D0121/X/20/3249213 against NSC's failure to issue a decision on 19/P/2605/LDP (Railway Wharf, Station Road, Wrington)**
The Council discussed that the PROW application across the pavement had not yet been determined. It was agreed to point this out to the Planning Inspector. [Post Meeting Note – as it was later established 19/P/2605/LDP

did not include the area covered by the PROW application no further comment was submitted]

Cllr Steinbach reported that the PCAA had written to Dr Liam Fox MP requesting a virtual meeting to discuss planning issues at NSC. Cllrs Hogg and Steinbach would also attend the meeting once it had been arranged.

The Meeting was closed at 7.15pm

Chairman

WRINGTON PARISH COUNCIL

Comments submitted to North Somerset Council following a Virtual Planning Committee Meeting on 21 July 2020

Application 20/P/1432/FUH – 23 Alburys, Wrington, BS40 5NZ

This application is for a single story rear extension to provide a day room with velux windows, which extends from the utility area and an extension of the existing study into part of the double garage area. The property is within the settlement boundary and outside the Conservation Area. The extension has no windows which may impact upon the privacy of the neighbouring properties (the Council notes that the neighbour at No 21 has received an undertaking from the applicant that the high level windows proposed on the west wall of the development will be opaquely glazed and non-opening, in order to prevent any overlooking of the garden at No 21) and there remains adequate on-site parking to meet NSC's Parking Standards Supplementary Planning Document requirements. The extension is to match with the existing building and is of a good design standard.

The Council therefore offers no objections to the application.

Application 20/P/1216/FUH – Butts Orchard, Butts Batch, Wrington, BS40 5LN

The site in question lies within the Wrington Conservation Area. Having studied the proposed plans for the garage and storage area above, this Council is of the opinion that the proposals constitute good design and will sit comfortably within the vernacular of the existing Grade II building with no adverse impact upon neighbouring properties. The Council questioned however whether the size, bulk and height of the proposed triple garage and overhead storage area was appropriate and not over-powering in relation to the existing Grade II house and/or whether the proposed garage would be better sited elsewhere in the garden.

The proposed surface to the driveway is considered to be acceptable.

However, there appears to be a conflict between the work for which permission is sought and the plans submitted. The arboriculturalist's report refers to 3 trees on the western and southern boundaries of the property, numbered in that report (Appendix A) as T1 (Goat willow), T12 (Apple) and T13 (Mulberry), which trees do not appear to feature on Drawing No.100 – Proposed Garage Building at Butts Orchard – submitted by Firstfox Architecture Ltd. Those same trees do however feature on Drawing No.100 – Existing Site Plan. This would imply that the three trees are to be removed, but as the site sits within the Conservation Area, permission to fell (or undertake any other tree works) needs first to be obtained from the Local Planning Authority. (It is understood that none of the said three trees is protected under Tree Preservation Order No.131 dated 5th January 1977.) Further confusion arises when, under Section 2.1 of the arboricultural report it is stated that 'All on site trees will be retained.'

It is of concern that there are also several trees and shrubs along the eastern boundary of the garden area, yet no trees are shown in either of the versions of Drawing No.100. It is therefore unclear whether the trees are to stay or be removed and without the comfort of a complete and accurate tree plan, survey and report

there can be little certainty of how the new building will affect the ‘missing’ trees and what measures will be enforced to protect them during groundworks. In this respect therefore, this Council is obliged to object to this application on the basis of incomplete information and to any tree works being undertaken for which express permission has not been granted.

Application 20/P/1471/TRCA – 1 Butts Batch, Wrington, BS40 5LN

The property the subject of this application sits within the Wrington Conservation Area and, whilst the Council offers no objection to the proposed crown reduction works, the Council would expect to see submitted an arboricultural report justifying the felling of the Field Maple (shown as T1 on the plan submitted). The Council would very much wish to see the Field Maple tree retained and asks therefore if it is not possible that the tree could be retained but its crown reduced to an acceptable level sufficient to minimise or ameliorate any threat to the neighbour’s property, thus maintaining a degree of visual amenity afforded by the tree?

Concerning the proposal to reshape the crown of the Magnolia (Tree T3 on the plan submitted) it is understood that Magnolia trees do not take kindly to pruning works and there may therefore be the possibility that such work will create collateral damage, but this Council will be guided by the Tree Officer when a site visit is made.

Application 20/P/1529/FUH – Bronllys, Ladywell, Wrington, BS40 5LT

This application is for a substantial extension of two storeys to the side and rear of the property and various other minor alterations, all of which are to be matched into the existing and which appear to be of good quality design. The property itself sits in a large plot on the north side of Ladywell, within the Settlement Boundary yet outside the Conservation Area. The design indicates there will be no first floor overlooking windows to the west and there is therefore unlikely to be any loss of light to the neighbouring property, No 7, which itself is set back further than the existing building line of No 8. The design is therefore compliant with NSC’s Residential Design Guidelines Nos 1 and 2 as there are no new windows on the west elevation. A gap of approx. 2.5m remains between the west edge of the proposed extension and the boundary with No 7.

The Council therefore offers no objections to the application.