

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wrington Parish Council
held at 6.30pm on Tuesday 30 June 2020**

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

In attendance: A resident (from item 5)

1 Apologies for absence

Apologies were received from Cllr Bigg.

2 Declarations of Interest

Cllr Rawlins declared an interest in relation to 20/P/1321/FUH (3 Cambridge Court, Wrington, Bristol, BS40 5JL) as she is a member of the management committee of Cambridge Court.

3 Public Participation

There were no members of the public present at the beginning of the meeting (see item 5).

4 Minutes of the previous meeting

The Minutes of the meeting held 9 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 17 June. The only matters of direct relevance to Wrington were:-

- 19/P/2514/FUH (Cinderford Cottage, Ropers Lane, Wrington, BS40 5NH) was refused following a site meeting. As this decision was contrary to the Case Officer's recommendation it would need to be ratified at the next meeting on 15 July.
- An appeal (APP/D0121/W/20/3250564) has been lodged against NSC's refusal of 19/P/1100/FUL (The Bungalow Inn, Kingdown Road, Butcombe).

A resident joined the meeting.

Cllr H Ward joined the meeting.

6 Decision Notices issued by NSC

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

- 19/P/2514/FUH - Cinderford Cottage Ropers Lane Wrington, BS40 5NH – refused

- 20/P/0371/FUH - Oatlands Lodge, Wrington Hill, Wrington, BS40 5PL – approved
- 20/P/0496/FUH - 39 Butts Batch, Wrington, Bristol, BS40 5LN – approved
- 20/P/0738/CRA - Building and Land at Fir Tree Farm, 13 Ashford Road Redhill, BS40 5TH - Prior approval required and granted
- 20/P/0933/FUH - 51 South Meadows Wrington, BS40 5PG - approved

7 Planning Applications

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

- 20/P/1075/FUH – P J HARE Ltd, Havyatt Road Trading Estate, Havyatt Road, Wrington, BS40 5NL
The Council had already submitted a comment on this application but following receipt of information from residents the Council discussed whether a supplementary comment was necessary. The resident outlined the history of the site and the negative impact the removal of landscape buffer was having on the living conditions of residents. Councillors discussed the operational hours of the site which, unfortunately, were unknown as the original planning application is not available on NSC’s website. It was also discussed whether the recently installed hard standing was permitted development and whether this could have contributed to recent flooding. The environmental implications of the removal of the buffer were also discussed.

The meeting agreed the supplementary comment as drafted.

The resident thanked the Committee for their support and left the meeting.

- 20/P/1143/TEA - Long Stay Car Park, Bristol Airport, North Side Road, Felton, Wrington
- 20/P/1184/FUH - Havyatt Cottage, Copthorn Lane, Wrington, Bristol, BS40 5DE
- 20/P/1321/FUH - 3 Cambridge Court, Wrington, Bristol, BS40 5JL

The meeting agreed the remaining comments as drafted.

8 Other Planning Issues

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements:- 20/P/1201/DCM, 20/P/1202/DCM, 20/P/1203/DCM and 20/P/1204/DCM**
These were noted.

Cllr Taylor drew the meetings attention to an email from NSC stating that an appeal (APP/D0121/C/20/3249212) had been lodged against an Enforcement Notice (18/00585/OTH) for alleged airport parking at Garage, Red Hill, Redhill, Bristol. It was agreed no further action was necessary at this time as the Council had no further evidence to offer.

The meeting discussed Bristol Airport's attempts to let out the new admin building. It was understood, from NSC, that the building could be let out if it was to an aviation related business potentially under the umbrella of Permitted Development Rights, but that if a letting was non-airport related, then further Planning Permission would be necessary. The Chair of the Parish Councils Airports Association had already raised this with Richard Kent directly. Cllr Steinbach offered to raise this at an upcoming meeting of Bristol Airport Consultative Committee's Environmental Effects Working Party. The meeting agreed.

The Meeting was closed at 7.05pm

Chairman

WRINGTON PARISH COUNCIL

Comments on Planning Applications considered at a Virtual Planning Committee Meeting on 30 June 2020

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

This Council has considered further the implications and content of this application and submits the following comment which should be read alongside that lodged earlier, as this Council firmly believes that the proposals offered by the applicant contain inaccurate information and are misleading in their content and economical with the truth.

The width of the original buffer was approximately 20m with a length of 70m along its east boundary and a further 6m width and 45m length along the north boundary, whereas the replacement planting proposed extends to a width of only 5m. It is also understood that approximately 5m width of trees has been removed from the northern boundary. As a result, what is being offered by way of replacement is utterly inadequate to serve as an equivalent visual and acoustic barrier for the neighbouring properties. To add further insult to injury, the proposals on offer indicate that replacement trees will overhang the neighbours' gardens and, it is claimed, in some cases are actually proposed to be within the curtilage of the neighbours' properties. The plan marked as 'existing vegetation to be retained' is partly within the curtilage of neighbouring properties and is therefore unacceptably inaccurate and misleading.

This Council is therefore firmly of the opinion that the whole of the area of protection which has been removed illegally should be reinstated in total in order that the neighbouring properties and residents have their protection restored to the levels previously enjoyed prior to these illegal and damaging activities having taken place.

It is also of critical importance that the future of the whole site is clarified since, if it is intended to set down further concrete aprons for whatever purpose where there was previously grass, shrubs and trees to absorb rainfall, coupled with the site's close proximity to the adjacent River Yeo, proper and serious consideration needs to be given to the control of run-off in this flood sensitive area. (See NSC's Planning Map re Flood Zones and Surface Water.) The importance of this aspect cannot be over-emphasised and is recognised by the extra works and drainage schemes having to be put in place relating to the Cox's Green development site, situated to the immediate east of the Havyatt Road Trading Estate.

Application 20/P/1143/TEA - Long Stay Car Park, Bristol Airport, North Side Road, Felton, Wrington

The Council has no objections to this application.

Application 20/P/1184/FUH - Havyatt Cottage, Copthorn Lane, Wrington, Bristol, BS40 5DE

The Council has no objections to this application.

Application 20/P/1321/FUH - 3 Cambridge Court, Wrington, Bristol, BS40 5JL

The Council objects to this application.

The building is within the Wrington Conservation Area but outside the scope of those properties affected by the Article 4 Direction dated 11 February 1993 (as amended).

It is proposed to replace brown painted wooden doors and windows with grey powder coated PVCu frames and windows, together with a similar grey coloured front door ('Como VX' in anthracite) and similarly finished bi-folding doors to the rear. It is also proposed to replace all three-panelled windows with two-panelled windows. The applicant also quotes an earlier approved application (08/P/0202/F) as a precedent for such changes.

This Council is of the opinion that the use of grey powder coating finish is inconsistent with the brown painted finish used in all neighbouring properties within this courtyard development and when the earlier application was approved, permission was approved for brown replacement windows, not powder coated grey. No.3 is also be visible from the highway (Station Road) and would therefore be obviously out of step with the courtyard vernacular and thus impact upon the Conservation Area in which it sits.

Whilst this Council applauds the upgrading of the glazing quality to improve thermal efficiency, in order to preserve the appearance of the Conservation Area, the Council would seek to ensure that any replacement doors or windows be of a similar colour and design to those existing.