

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wrington Parish Council
held at 6.30pm on Tuesday 1 September 2020**

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

1 Apologies for absence

Apologies were received from Cllr Bigg.

2 Declarations of Interest

Cllrs Taylor and Yamanaka both declared an interest in relation to 20/P/1771/CQA (Havyatt Green Farm, Copthorn Lane, Wrington, Bristol, BS40 5DE) as they are friends of the applicant.

3 Public Participation

There were no members of the public present.

Cllr Vaughn joined the meeting.

4 Minutes of the previous meeting

The Minutes of the meeting held 11 August reviewed and adopted as a true record. In relation to Tony Harden's request that the Council undertake an online survey about the potential development at Butts Batch, Cllr Yamanaka commented it was a pity that Tony Harden had not been told that agreeing to financial expenditure was outside the remit of the Planning Committee.

5 NSC Planning and Regulatory Committee

There had been no matters of direct relevance to the parish at the last meeting on 19 August. The next meeting is scheduled for 16 September but the papers are not yet available on NSC's website.

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/0042/FUL - Land at Cox's Green, Wrington, BS40 5QR – approved
- 20/P/0498/NMA - Land at Cox's Green, Wrington, BS40 5QR – approved
- 20/P/1184/FUH - Havyatt Cottage, Copthorn Lane, Wrington, BS40 5DE - approved
- 20/P/1432/FUH - 23 Alburys, Wrington, BS40 5NZ - approved

It was also noted that 20/P/1606/TRCA (The Court House, The Triangle, Wrington, BS40 5LB) and 20/P/1694/TRCA (8 The Cottages, Station Road, Wrington, BS40 5LH) had both been approved with the Decision Notices published after the meeting papers had been circulated.

7 Planning Applications

A list of planning applications, along with draft comments, had been circulated prior to the meeting. As Cllr Taylor had declared a personal interest in 20/P/1771/CQA (Havyatt Green Farm, Copthorn Lane, Wrington, Bristol, BS40 5DE) Cllr Steinbach had prepared the draft comment and led the discussion on this application

Application 20/P/1771/CQA - Havyatt Green Farm, Copthorn Lane, Wrington, Bristol, BS40 5DE

Cllr Steinbach explained that he was puzzled by the application and felt that the Design & Access Statement and the ecological assessment report appeared to present different pictures of the proposed development. Councillors discussed whether to object or just comment on the discrepancy and it was agreed to submit the objection as drafted (omitting the first introductory paragraph).

Application 20/P/1737/FUL - Broadfield House Farm, New Road, Redhill, Bristol, BS40 5TX

Cllr Yamanaka suggested strengthening the comment relating to the address of the property being incorrect as there is a Broadfield Farm on Winters Lane which is a completely different farm. The location of the property, whether it is adjacent to Butcombe Court and the potential for off-site airport parking were discussed. It was agreed to submit the comment as drafted incorporating the points about the address and parking.

Application 20/P/1831/FUH - 3 Butts Orchard, Wrington, Bristol, BS40 5DR

The meeting agreed the comment as drafted.

Application 20/P/1871/FUH - Combe Fields, Downside Road, Backwell, Bristol, BS48 3DH

The meeting agreed the comment as drafted.

Application 20/P/1938/AIN – Bristol Airport, Temporary COVID-19 Temperature Checking Facility, Terminal Building, North Side Road, Felton

Councillors discussed why this facility required planning permission but the, much larger, facility at the Silver Zone car park did not. It was felt the facility in the terminal building related to the operation of the airport but the facility in Silver Zone is a matter of emergency powers relating to the Covid pandemic. It was also noted that the metal container was shown in an inconsistent manner on plans and photographs. 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

- **Public consultation by The Pegasus Group/Strongvox Homes on the potential development of 71 homes on land off Butts Batch**

The Council's letter of response (previously circulated) was noted.

- **Ministry of Housing, Communities & Local Government consultation - Changes to the current planning system and Ministry of Housing, Communities & Local Government White Paper - Planning for the future**
Cllr Taylor is preparing responses but would like the CPRE's views on these consultations. He also asked for Councillors' views, via email, as soon as possible.
- **Ministry of Housing, Communities & Local Government consultation - Transparency and competition: a call for evidence on data on land control**
Cllr Taylor proposed that the Council should not submit a response on this as the Council does not have enough information to make a reasoned comment. The meeting agreed.

Cllr Steinbach offered his assistance with the three consultations.

- **Hinkley Point C Connection Project - 20/P/1926/DCO - Formal submission to discharge Requirement 32(1)(a) (Approval of external appearances etc. of permanent structures for Stage 6 of the authorised development)**
This was noted.

Cllr Steinbach explained that District Cllr Steve Hogg, Hilary Burn from the PCAA and himself had recently had a very successful meeting with Dr Liam Fox about Planning matters. Cllr Taylor suggested a report should go to a full Parish Council meeting.

In relation to the development at Cox's Green, Cllr Taylor reported that work on the sewers at the junction of Cox's Green and Nates Lane had stopped because the contractors have encountered a neighbour's drain. Redcliffe Homes had been approached about re-opening the road until work resumed.

The Meeting was closed at 7.10pm

Chairman

WRINGTON PARISH COUNCIL

Comments submitted to North Somerset Council following a Virtual Planning Committee Meeting on 1 September 2020

Application 20/P/1771/CQA - Havyatt Green Farm, Copthorn Lane, Wrington, Bristol, BS40 5DE

The current application is supported by two main documents:

The first is a design and access statement by the applicant's planning consultants DJP dated 20 May 2020. In the statement, the consultants describe the proposed development as the conversion of a range of agricultural barns into residential dwellings. They also apply the detailed criteria of Class Q to the application and conclude that these criteria are satisfied.

The second document is an ecological assessment report dated 26 June 2020 by the applicant's ecological consultants TREcS. In the description of their brief on page 2 of the report, they summarise the planning proposal as follows: *"The proposal includes a change of use from redundant agricultural buildings to a mixed use of six holiday let accommodation units and a commercial office unit. An existing Dutch barn will be demolished to allow for the construction of a car park for 21 vehicles and a cycle park."* That proposal would not fall under Class Q of the Use Classes Order and would require a full planning application.

The contradiction between the two reports remains unresolved. The application is therefore fundamentally flawed. This Council objects to the application.

Application 20/P/1737/FUL - Broadfield House Farm, New Road, Redhill, Bristol, BS40 5TX

The Council has no objections in principle to this application for change of use.

The property sits within the Green Belt, outside of any Settlement Boundary and within Zone C of the North Somerset and Mendip Area Bats SAC, which will constrain, for instance, levels of lighting on site.

The proposals appear to sit comfortably within the parameters set out in NSC's Development Management Plans DM12 and DM45 sufficient to justify approval of the plans, however the information provided in the Design and Access Statement carries several items of misinformation;-

- The address of the property is referred to as 'Winters Lane, Redhill' This is incorrect. (There is a Broadfield Farm on Winters Lane, but that is an entirely different property.)
- The Site Description, final sentence states *"The site neither contains nor is adjacent to any listed buildings."* It is in fact adjacent to 'The Old Manor', a Grade II listed building (LSB1097) directly to the east of and adjacent to the site.
- Under the heading "Sites and Policies Plan Part 1 – Development Management Policies" there is reference to Policy DM45 – The conversion

and re-use of rural buildings to residential use – yet the third paragraph of the subsequent text refers to Policy DM47 – Proposals for economic development within towns and defined settlements. This is clearly an error, which is further compounded in later text.

Altogether, it would seem that the Design and Access Statement has been put together in a very slipshod manner and not been reviewed for accuracy prior to its submission.

Referring to Policy DM45, the final criterion for permission to be approved states that *“the building is not in an isolated location remote from a settlement with a range of services and facilities or where access to those services and facilities would be poor.”* The interpretation of this criterion and its application is clearly subjective, but it is obvious that the location is not within any acknowledged settlement boundary and, notwithstanding the availability of footpaths as described in the statement, the only alternative means of reaching facilities would be by means of cycle or car, with the latter having consequential impacts upon the environment. The only local bus service is infrequent and operates between Winford and Winscombe, via Wrington, which could be described as the nearest access to ‘facilities’.

The question of waste disposal and storage, including sewage and drainage of ‘domestic’ water remains unaddressed from the application. This Council would also wish to see any approval of this application conditioned in order that the converted building and any associated car parking could be used solely for holiday lettings and not for long-term letting or residential use in any other manner.

Application 20/P/1831/FUH - 3 Butts Orchard, Wrington, Bristol, BS40 5DR

The property sits within the Wrington Settlement Boundary and the Wrington Conservation Area. However the minimal effects of the development proposed upon the existing building are deemed to be acceptable and within North Somerset’s Residential Design Guidelines RDG/1 and RDG/2 and to have no significant impact upon the Conservation Area.

This Council therefore offers no objections to the Application.

Application 20/P/1871/FUH - Combe Fields, Downside Road, Backwell, Bristol, BS48 3DH

The property the subject of this Application sits within the Green Belt and, despite carrying a ‘Backwell’ postal address, sits within the Parish of Wrington.

The proposed development remains very much subservient to the existing building and is compliant with NSC’s Policy DM12 and Residential Design Guidelines Policy RDG/2 relating to its quality of design, nor is there any perceived contravention of the Guidelines set out in Policy RDG/1 – Protecting the living conditions of neighbours.

The Council therefore offers no objections to this Application.

Application 20/P/1938/AIN – Bristol Airport, Temporary COVID-19 Temperature Checking Facility, Terminal Building, North Side Road, Felton

The Council offers no objections to this retrospective Notification pursuant to the airport's Permitted Development Rights under the Town and Country Planning (General Permitted Development)(Amendment)(England) Order, 2015.

In the light of this Notification however, is it not appropriate that the 'public' Coronavirus Testing Station operating on the airport's Silver Zone Car Park facility should also be subject to similar process?