

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wrington Parish Council
held at 6.30pm on Tuesday 11 August 2020**

Present: Cllr B Taylor (Chair) Cllr J Rawlins
Cllr H Ward Cllr J Steinbach
Cllr G Bigg Cllr L Samuels
Cllr D Yamanaka Cllr L Vaughn
J Bishop (Assistant Clerk)

In attendance: Max Freed from Sydney Freed (Holdings)
Tony Harden

1 Apologies for absence

There were no apologies for absence.

2 Declarations of Interest

Cllr Ward declared an interest in relation to 20/P/1606/TRCA (The Court House, The Triangle, Wrington, BS40 5LB) as a relative owns the property.

3 Public Participation

Max Freed from Sydney Freed (Holdings) updated the meeting on the company's latest plans for Gatcombe Farm and how these had changed since the company had last spoken to the Council earlier in the year. He said they were working through the pre-application process with NSC and had had a series of meetings to discuss high level principles of development, ecology, landscape, green belt openness, highways, affordable housing, employment, bat corridors etc. Via 'screen share' he showed the meeting the latest potential layout of 35 dwellings, plus 3 affordable homes and some employment provision. Cllr Taylor asked what sort of employment provision was being considered and Max Freed confirmed they were having ongoing discussions with NSC about what would be acceptable and he would welcome the Council's and other stakeholders' views on this. He considered market research was probably required to establish the demand for B1 (office) or B2 (light industrial) use but would be careful to avoid any kind of use that would encourage heavy goods vehicles or would cause the sort of the problems that had plagued the site in the past. He hoped, subject to resolving a number of matters, that an outline planning application would be submitted before Christmas. He also said they were looking to improve the footpath link from Alburys and were considering whether this could be achieved through the S106/CIL agreement. Cllr Taylor thanked Max Freed for the update. Finally, Max Freed agreed to email the architects' proposal document to the Council.

Max Freed left the meeting

Tony Harden spoke about the potential housing development of 71 houses at land off Butts Batch. He said he was seeking agreements on three points:-

- Agreement to undertake a survey to understand community feeling towards development at Butts Batch.
- Agreement by Friday, if the Council was minded to support a survey, to fund an online survey which could then be advertised in the Wrington Journal (with copy deadline of Friday).
- The Parish Council to agree to write to the developer saying that the Council could not comment on the public consultation until early October (that being the time it would take to get the results from the survey and for the Parish Council to consider the results).

He explained he was seeking this because the public consultation had begun and although residents have some basic information it would be difficult to hold a public meeting. He introduced his draft survey (previously circulated) which he felt would draw out the community's views on how much development might be acceptable or whether no development, in any circumstances, was preferred. The survey would also provide postcode information which would show whether it was just the residents close to the site who were against the development or whether it was the whole community. He felt an online survey would be more achievable in terms of the Council's resources and he had a quote for £240 (plus VAT) for the software licence that would be required. The survey could be advertised in the Wrington Journal, on the Council's website, Wrington Matters 2020 Facebook group etc, perhaps supplemented with a mail drop to some of the more elderly residents. He felt this would get a good response and was the only real way of influencing NSC's views of the development. Cllr Ward said she had to leave but that she supported what Tony Harden had said and felt a survey was appropriate.

Cllr Ward left the meeting

The meeting then discussed the wording of the question relating to affordable housing, whether the survey would add to the Neighbourhood Plan or whether it would confuse residents as the timescales involved would mean this proposed development could not be covered by the Neighbourhood Plan. Councillors discussed whether the results of a survey would be made public and/or shared with the developer. Cllr Taylor suggested he would draft a letter to the developer saying the Council could not respond to the public consultation in the required timescale due to Covid-19 restrictions and the time of year.

Cllr Steinbach asked Tony Harden what his objective was. Tony Harden said it was to find out what the community wanted. Cllr Steinbach asked if Tony Harden was in favour of the development and Tony Harden confirmed he did not think he was in favour but was trying to find out what the community wanted.

Cllr Taylor asked if Tony Harden could work with Cllr Bigg on the Neighbourhood Plan and it was confirmed Tony Harden was already a member of that working group.

Tony Harden then asked if Councillors were in agreement with his proposal, subject to the details being agreed with Cllr Bigg. Cllr Yamanaka proposed that the Council agreed to Tony Harden's survey, as amended if necessary, with input from Cllr Bigg. She acknowledged the difficulties of timing relating to the Neighbourhood Plan but felt the Council had no choice as the Butts Batch

development was out for public consultation now whereas the Neighbourhood Plan would take time to complete. Cllr Bigg requested that the Council wait until one member of the working group was back from holiday as he had already started to work on surveys and public engagement. The need for an additional mail drop for the elderly was also discussed and whether the survey could introduce the Neighbourhood Plan, citing Butts Batch as an example of development. Cllr Taylor asked for a show of hands for an agreement in principal to undertake the survey but not in the detail so far presented. All agreed with the exception of Cllr Steinbach.

Tony Harden left the meeting

4 Minutes of the previous meeting

The Minutes of the meeting held 21 July were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

The next meeting was scheduled for 19 August but the papers were 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/1053/FUH - 2 Westward Close, Wrington, Bristol, BS40 5LU - approved
- 20/P/1143/TEA - Long Stay Car Park, Bristol Airport, North Side Road, Felton Wrington - approved
- 20/P/1321/FUH - 3 Cambridge Court, Wrington, Bristol, BS40 5JL - approved

It was also noted 20/P/1471/TRCA (1 Butts Batch Wrington Bristol BS40 5LN) had been approved with the Decision Notice 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.

- 20/P/1551/FUH – 54 South Meadows, Wrington, BS40 5PG
- 20/P/1585/FUH – 15 Rickyard Road, Wrington, BS40 5RR
- 20/P/1590/PIP – Land to the West of Cooks Bridle Path, Backwell, BS48 3DJ
- 20/P/1606/TRCA – The Court House, The Triangle, Wrington, BS40 5LB
- 20/P/1677/FUH – 12 The Cottages, Station Road, Wrington, BS40 5LH
- 20/P/1694/TRCA – 8 The Cottages, Station Road, Wrington, BS40 5LH
- 20/P/1746/TRCA – Wringbrook House, Station Road, Wrington, BS40 5LH

The meeting agreed the comments as drafted. (The comments submitted to North Somerset Council are attached at the end of these Minutes)

8 Other Planning Issues

- **North Somerset Council – North Somerset Local Plan 2038, Challenges consultation**
Cllr Taylor would circulate a final draft comment shortly.
- **NSC Enforcement Report**
This was noted.

Councillors then returned to discussing the potential development at Butts Batch and Cllr Rawlins said that she understood what had been agreed was that Cllr Taylor was to draft a letter to the developer and that the Council has agreed, in principal, to undertake a survey relating to the Butts Batch proposed development, but that the contents needed further work and agreement.

The Meeting was closed at 7.23pm

Chairman

WRINGTON PARISH COUNCIL

Comments submitted to North Somerset Council following a Virtual Planning Committee Meeting on 11 August 2020

Application 20/P/1551/FUH – 54 South Meadows, Wrington, BS40 5PG

The Council has no objections to this application.

Application 20/P/1585/FUH – 15 Rickyard Road, Wrington, BS40 5RR

The Council has no objections in principle to this application, but would wish to see any approval conditioned to provide for use or occupation of the annex by family members only and in order to prevent the proposed self-contained annex being let or sold as a separate dwelling from the existing dwelling at any time in the future.

Application 20/P/1590/PIP – Land to the West of Cooks Bridle Path, Backwell, BS48 3DJ

Although having a Backwell address, this land is within the Parish Boundary of Wrington. It is outside of any settlement boundary and within the Green Belt as well as being within Zone B of the North Somerset and Mendip Bats SAC and close to various SNCIs and an SSSI.

This Council is of the opinion that the Application seeking Permission in Principle for development of this site should be refused on the bases set out below.

NSC's Sites and Policies Part 1, Section DM12 relates to development within the Green Belt. It states that *"The replacement of an existing building is not regarded as inappropriate provided the new building is in the same use and is not materially larger than the one it replaces. A replacement building will not normally be regarded as materially larger provided it does not exceed 50% of the gross floor area of the original building."*

The proposal to erect 1 or 2 log cabins for tourist accommodation is not compatible with that requirement as the 'tourist accommodation' is set to replace what is claimed to be 2 x storage containers, 1 x lean-to open-sided storage shed and 2 x static caravans used for storage purposes on site. The replacement log cabins will not be in the same usage as those caravans and 'sheds' already on site. It is also questionable as to whether any of the items on site already could be loosely classed as 'buildings' for the purpose of this application.

(In fact, the Ecological Assessment from 'Ethos' dated January 2019 and submitted with this Application shows there to be 2 x static caravans, 1 x an old trailer with open end and a further dilapidated smaller caravan, then shown in the middle of the site and now claimed to be in the north east of the site and re-named as a 'storage hut' in the latest application (drawing No.3686.PL.010).

Policy DM12 also states that *"The extension or alteration of a building will not be regarded as inappropriate provided that it is within the existing curtilage and it does not result in disproportionate additions over and above the size of the original building. For North Somerset 'original' relates to the building as existing on 26 July 1985 or for buildings constructed after this date as so built. The determining factors in assessing*

whether the extension is disproportionate will be the size of the proposed extension in relation to the size of the original building. An extension will not normally be regarded as disproportionate provided it does not exceed 50% of the gross floor area of the original building.”

It is however noted that the proposed log cabins are not within the curtilage of the existing ‘buildings’ (or caravans and shed(s)) which, it is claimed, would in any event be removed from the site and neither is it stated anywhere, when the ‘buildings’ came to be on site. The Applicant however indicates the gross floor area of the existing ‘buildings’ now as totalling 96m² and that the new cabins will have a gross floor area of 130m² - an increase of 34m² (or 35m² according to their calculations) or, in percentage terms approximately 35% and therefore claim that the guideline 50% is not exceeded.

To the eastern boundary of the site is a group of trees protected by a Tree Preservation Order No.325W dated 14 February 1978 and it should be borne in mind that to gain access to the site, it will be necessary to (a) create some form of roadway into the site from Cooks Bridle Path, (b) protect the said trees and (c) create hard standing for visitors’ transport on site. In addition there will be need to undertake works to lay on utilities to the proposed cabins and for appropriate means of waste disposal whilst, again affording total protection to the protected trees

Whether it would be commercially viable to build tourist accommodation so close to the airport runway is not a planning consideration but, bearing in mind that the applicant recently lost an Appeal against NSC’s decision to refuse permission for building a large house on this site, it would be anticipated that, if permission were to be granted, there would be a robust Condition attached which prevents any further development on this site on the basis that this application created an exploitable precedent with a view to ‘developing’ the remaining western half of the overall plot.

The proposals do not comfortably sit within the parameters set out in Policy DM45 – Conversion or re-use of rural buildings to residential use and nor does the proposal fulfil all the criteria set out in Policy DM57 – Conversion, re-use and new build for visitor accommodation in the countryside (indeed it could be said that an increased flow of visitor traffic to the site would impact adversely upon the existing residents along Cooks Bridle Path, although it could be claimed that the proposal will enhance the appearance of the site from its current state.) Policy DM 58 relating to camping and caravan sites is also irrelevant.

Application 20/P/1606/TRCA – The Court House, The Triangle, Wrington, BS40 5LB

The Council has no objections to the tree works proposed.

Application 20/P/1677/FUH – 12 The Cottages, Station Road, Wrington, BS40 5LH

The property sits within the Settlement Boundary, the Wrington Conservation Area and is also subject to an Article 4 Direction regarding fenestrations, approved on 5 August 1993.

The scale of the proposed single storey extension is acceptable and subservient to the main building with no adverse effect perceived upon neighbouring properties. The only amendments to the fenestration will be to the rear of the property and will not therefore be visible from the frontage.

In view of the above, the Council has no objections to the works proposed.

Application 20/P/1694/TRCA – 8 The Cottages, Station Road, Wrington, BS40 5LH

With the exception of the proposed reduction to ground level/felling of the tree identified as T3 (ash), the Council has no objections to the pruning works proposed. There is however, no arboricultural report indicating any reason why T3 should be reduced to ground level/felled, nor is it indicated that the tree is in any way diseased or that it constitutes a threat to property. This Council would prefer to see the tree retained (possibly moderately reduced) in order that its visual amenity remains available to the community. Indeed with ash tree numbers in serious decline in the UK due to the impact of Ash Die-back Disease, every opportunity to preserve those trees which remain unaffected should be taken.

Application 20/P/1746/TRCA – Wringbrook House, Station Road, Wrington, BS40 5LH

The property the subject of this application sits within the Wrington Conservation Area and Zone B of the North Somerset and Mendip Bats Special Area of Conservation (SAC).

This Council has no objections to the works proposed to the Hornbeam Tree (T1 on the Plan attached to the Application), but would wish to be assured that the proposed 6m crown reduction to the poplar tree (T2) would not be detrimental to the tree's health or its visual amenity value. The Council will be guided by the Tree Officer in this latter case.