

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wroughton Parish Council
held at 6.30pm on Tuesday 22 September 2020**

Present: Cllr B Taylor (Chair) Cllr L Samuel
Cllr L Vaughn Cllr G Bigg
Cllr J Steinbach Cllr D Yamanaka
J Bishop (Assistant Clerk)

In attendance: Jonathan Coombs, Simon Tannahill and Bill Richardson

1 Apologies for absence

Apologies were received from Cllr Rawlins.

2 Declarations of Interest

Cllrs Taylor and Yamanaka both declared an interest in relation to 20/P/1768/DEA (Havyatt Green Farm, Copthorn Lane, Wroughton, Bristol, BS40 5DE) as they are friends of the applicant.

3 Public Participation

Jonathan Coombs (Planning Consultant, Pegasus Group), Simon Tannahill (Director of Planning and Land, Strongvox Homes) and Bill Richardson (Planning Manager, Strongvox Homes) attended the meeting to update the Committee on the proposed development of 71 homes at land near Butts Batch. They delivered a presentation (previously circulated) introducing Strongvox Homes and outlining the proposal including the planning context, sustainability, design and access. Jonathan Coombs explained they were working towards submitting an outline planning application in October but they did not have a date yet as work had been delayed by the extension of the public the consultation and because they were yet to hear from NSC.

Cllr Taylor invited questions from those Councillors attending, but as there were none, thanked the Strongvox team for the presentation and they left the meeting.

4 Minutes of the previous meeting

The Minutes of the meeting held 1 September reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

There had been no matters of direct relevance to the parish at the last meeting on 16 September. The next meeting is scheduled for 14 October 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/1003/LDE - Tall Pines Golf and Leisure, Cooks Bridle Path, Backwell, BS48 3DJ – approved
- 20/P/1529/FUH – Bronllys, 8 Ladywell, Wroughton, Bristol, BS40 5LT – approved
- 20/P/1551/FUH - 54 South Meadows, Wroughton, Bristol, BS40 5PG - approved
- 20/P/1585/FUH - 15 Rickyard Road, Wroughton, Bristol, BS40 5RR – approved
- 20/P/1746/TRCA - Wringbrook House, Station Road, Wroughton, Bristol, BS40 5LG – approved as amended (reduction of poplar by 4m not 6m)
- 20/P/1938/AIN - Bristol Airport, Temporary COVID-19 Temperature Checking Facility, Terminal Building, North Side Road, Felton – approved with comments

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/1768/DEA (Havyatt Green Farm, Copthorn Lane, Wroughton, Bristol, BS40 5DE) Cllr Steinbach had prepared the draft comment and led the discussion on this application.

Application 20/P/1216/FUH - Butts Orchard, Butts Batch, Wroughton, BS40 5LN

Cllr Taylor reminded the meeting that the Council had already commented on this application but explained that the applicant had now submitted an amended plan. It was agreed to submit a further objection as drafted.

Application 20/P/1768/DEA - Havyatt Green Farm, Copthorn Lane, Wroughton, Bristol, BS40 5DE

Cllr Steinbach queried why this application had been submitted after, instead of before, the previous application (20/P/1771/CQA). Councillors discussed the location of the site and whether a new residential dwelling was already being built there. The location was checked on NSC's website and it was established the new building was on another site and, therefore, the meeting agreed the comment as drafted.

Application 20/P/1884/FUH - Walnut Tree Cottage, Downside Road, Backwell, Bristol, BS48 3DH

The meeting agreed the comment as drafted.

Application 20/P/2068/TEN - Land Adjacent to Pine Farm, Wroughton Hill, Wroughton

Cllr Taylor explained that this was not a planning application 'per se' but notification had to be given to the Local Planning Authority. The meeting agreed the 'no objection' comment as drafted.

Application 20/P/2094/FUH - 4 Bakers Buildings, Station Road, Wroughton, Bristol, BS40 5LQ

Councillors discussed that neighbouring properties, although subject to an Article 4 Direction, had been given permission to change their windows and this application sought to replace the windows with the same design as the existing ones. Likewise, the proposed replacement porch would be similar to

neighbouring properties although it was noted it was the last of the original wooden porches in the row. 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 Bristol Airport confirming they have submitted an appeal against North Somerset Council's decision to refuse planning application 18/P/5118/OUT (to increase capacity from 10 million to 12 million passengers per year).**

This was noted.

- **North Somerset Council consultation - The new North Somerset Local Plan 2038 – Call for Sites. Deadline for comments 12 October**

It was discussed whether the Council should suggest sites. However, as the majority of Councillors were not in favour of this, it was agreed not to respond to this consultation.

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements: 20/P/2003/DCM, 20/P/2023/DCO, 20/P/2027/DCM, 20/P/2028/DCM, 20/P/2029/DCM and 20/P/2030/DCM**

These were noted.

The Meeting was closed at 7.20pm

Chairman

WRINGTON PARISH COUNCIL

Comments submitted to North Somerset Council following a Virtual Planning Committee Meeting on 22 September 2020

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

You will recall that the Council made comment to this application at its Meeting on 21 July 2020. Since then, revised Plans and a further Arboricultural Report have been submitted and therefore the Council has been re-consulted.

The revised plans now seek permission for the erection of a double garage with overhead storage area in the garden of the property, but backing up to the west wall of the garden, rather than sat in the middle of the garden, to the south of the house. The reduction in size is welcomed as being more in keeping with and subservient to the existing listed building of Butts Orchard, but unfortunately no dimensions are provided for the proposed height of the new building which, it would appear, will be highly visible above the property's west wall, bordering Butts Batch and in the Conservation Area.

Furthermore, the arboricultural report (page 5) indicates that trees numbered T1 – T7 are to be removed, despite their being part of a Tree Preservation Order (TPO 131 dated 5th January 1977). It then goes on to say that “*..a robust landscaping scheme will more than compensate for their loss by providing opportunity to plant good quality trees of species suitable for their location and which will have long life expectancies.*”

From the plans submitted however, new Drawing 100, it would appear that the proposed garage is to be built very close to the western boundary wall of the site which would indicate very little room left to provide any replacement trees. Other trees comprising part of the above-mentioned TPO would appear to remain untouched however, but this Council remains unconvinced that removal of the trees numbered T1 – T7 would not have a detrimental effect on the Conservation Area by withdrawing their visual amenity value, even with the proposals put forward by the arboricultural report. (It should also be noted that permission was only recently granted for the felling and removal of a horse chestnut tree similarly protected to enable part of the damaged western boundary wall to be rebuilt.)

If the proposed new garage were to be re-sited further to the east (say 5m), there would be opportunity to retain or enhance the provision of trees without disturbing the original protected trees along the property's western boundary and thus improve the visual amenity value overall.

The Council therefore objects to the proposals as further submitted.

Application 20/P/1768/DEA - Havyatt Green Farm, Cophorn Lane, Wrington, Bristol, BS40 5DE

This is an application for prior approval of the demolition of a Dutch barn and lean-to structure (“the Dutch Barn”) at Havyatt Green Farm (“the Site”). It is governed by Paragraph B.2 (b) (i) (aa) of Part 11 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“GPDO”).

In 2008, the applicant obtained a planning permission (reference number 08/P/1919/F) for a change of use from redundant agricultural buildings including the Dutch Barn to a mixed use of six holiday accommodation units and a commercial office unit at the Site. The development permitted by that planning application was not carried out. Earlier this year, the applicant applied in accordance with Class Q of Part 3 of Schedule 2 to the GPDO for prior approval of a change of use of agricultural buildings including the Dutch Barn to residential dwellings at the Site. This Council objected to that application because it was based on contradictory documentation.

The applicant now intends to make a further application under Class Q in relation to agricultural buildings at the Site including the Dutch Barn. The applicant has been advised by North Somerset Council that it has to obtain prior approval for the demolition of the Dutch Barn before it can make the renewed Class Q application. This Council does not object to the application for prior approval of the proposed demolition.

Application 20/P/1884/FUH - Walnut Tree Cottage, Downside Road, Backwell, Bristol, BS48 3DH

Despite having a Backwell postal address, this property falls within the Parish of Wrighton and sits within the Green Belt. It is therefore subject to the constraints set out in NSC's Development Management Policy DM12. This application follows on from an earlier application numbered 20/P/0229/FUH, which was returned to the applicant.

Policy DM12 states that development shall be disproportionate if the extension proposed exceeds 50% of the gross floor area ('GFA') of the original building. Regard will also be given to the effect on the Green Belt of the design, including bulk, height and floorspace, siting, overall scale and other effects.

From the plans submitted, it would appear that the measurements provided increase the ground floor GFA from an estimated existing 24.8sq.m by an estimated further 48.92 sq.m (6.48m x 7.565m) for the new dining area, plus 40.64 sq.m (6.40m x 6.35m) for the lounge which changes use from the current garage. Assuming the current first floor GFA is also 24.8 sq.m, then it is adding a further 39.38 sq.m for the first floor master bedroom above the new lounge area. It would appear therefore that the proposed extension GFA would be substantially in excess of the guideline figure of 50%.

The design quality appears to be good, inflicting little or no impact upon neighbouring properties (and therefore complying with NSC's Residential Design Guidelines RDG/1 and RDG/2) and the extensions proposed will not affect current parking spaces available. The site is however within Zone B of the North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: Supplementary Planning Document and it is therefore important that the recommendations set out in the Bat Survey submitted with the application are adhered to.

However, in view of the proposed increase in GFA, coupled with the apparently disproportionate addition in bulk to the proposed property, this Council is obliged to object to this application.

Application 20/P/2068/TEN - Land Adjacent to Pine Farm, Wrington Hill, Wrington

This application relates to the replacement of 2 antennae and 4 Remote Radio Units and associated ancillary equipment at 14m on an existing telecommunications tower. The works are classed as 'permitted development' by virtue of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 2015.

The Council therefore offers no objection to the works proposed.

Application 20/P/2094/FUH - 4 Bakers Buildings, Station Road, Wrington, Bristol, BS40 5LQ

The property sits within the Conservation Area and the settlement boundary and is subject to an Article 4 direction regarding fenestrations dated 11 February 1993 as amended by an Article 30 direction of 5 August 1993.

The proposals contained within the application for the replacement of the porch sit comfortably with similar porches within this terrace of houses. Similarly the replacement double-glazed sash windows are also similar to neighbouring upgrades and will improve efficiency and therefore benefit the environment, without any detrimental effect on the Conservation Area.

Accordingly, this Council offers no objections to the application as submitted.