

**Minutes of a Zoom Virtual Meeting of the Planning Committee of  
Wrington Parish Council  
held at 6.30pm on Tuesday 3 November 2020**

<b>Present:</b>	Cllr B Taylor (Chair)	Cllr J Rawlins
	Cllr D Yamanaka	Cllr G Bigg
	Cllr J Steinbach	Cllr L Vaughn (from item 2)
	J Bishop (Assistant Clerk)	

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**1 Apologies for absence**

Apologies were received from Cllrs Samuel, Treweek and Lovell.

*Cllr Vaughn joined the meeting*

**2 Declarations of Interest**

There were no declarations of interest.

**3 Public Participation**

There were no members of the public present.

**4 Minutes of the previous meeting**

The Minutes of the meeting held 13 October reviewed and adopted as a true record. There were no matters arising.

**5 NSC Planning and Regulatory Committee**

The next meeting is scheduled for 18 November but the papers are not yet available on NSC's website. However, it was believed appeal APP/D0121/D/20/3259148 against NSC's refusal of 19/P/2514/FUH (Cinderford Cottage, Ropers Lane, Wrington) would be on the agenda.

**6 Decision Notices issued by NSC**

A list of Decision Notices had been circulated prior to the meeting and it was noted 20/P/2261/TRCA (10 Lawders Orchard, Wrington, Bristol, BS40 5PD) had been approved. Also, the following Decision Notices had been published after the meeting papers had been circulated:

- 20/P/1216/FUH - Butts Orchard, Butts Batch, Wrington, BS40 5LN  
- approved
- 20/P/1884/FUH - Walnut Tree Cottage, Downside Road, Backwell, Bristol, BS48 3DH - approved
- 20/P/2094/FUH - 4 Bakers Buildings, Station Road, Wrington, Bristol, BS40 5LQ - approved

**7 Planning Applications**

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

- **20/P/2261/TRCA - 10 Lawders Orchard, Wrington, Bristol, BS40 5PD**  
A comment on this application had already been submitted to NSC (following agreement from Councillors via email) due to the deadline being before this meeting. The meeting ratified the comment as submitted.
- **20/P/2320/TRCA - Wrington Cottage, School Road, Wrington, Bristol, BS40 5NA**  
It was agreed to submit the comment as drafted.
- **20/P/2367/FUL - Hi Field Lodge, Hi Field, School Road, Wrington, Bristol, BS40 5NB**  
Councillors discussed the layout of the site and questioned whether planning permission should have been sought when the existing drive and parking area were built. Councillors also discussed the steepness of the site, the practicality of achieving what is proposed and the safety of the exit onto School Road. It was agreed to add these points to the draft comment.
- **20/P/2591/TRCA - Becket House, Station Road, Wrington, Bristol, BS40 5LG**  
It was agreed to submit the comment as drafted.

[The comments submitted to North Somerset Council are attached at the end of these Minutes]

## 8 Other Planning Issues

- **Appeal APP/D0121/D/20/3259148 against NSC's refusal of 19/P/2514/FUH (Cinderford Cottage, Ropers Lane, Wrington)**  
It was noted that as is this appeal being submitted under the Householder Appeal Service the Council could not submit any further comments. However all comments previously submitted would be forwarded to the Planning Inspector.
- **Meeting dates for 2021**  
Due to how the meeting dates fell over the Christmas and New Year period it was agreed to move all dates forward one week, making the first meeting on 12 January.
- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements 20/P/2379/DCM and 20/P/2552/DCM**  
These were noted

Cllr Taylor explained he was looking at the North Somerset Local Plan 2038 consultation. He asked whether any Councillors would like to attend the NSC online briefing meetings. Cllr Bigg has already expressed an interest and Cllr Yamanaka said she would like to attend. Cllr Taylor also drew the meeting's attention to the ICANN consultation on aviation noise management which is being looked at by Cllrs Steinbach and Vaughn. Cllr Vaughn gave a brief overview of the consultation explaining that ICANN are looking at the difference between how noise is perceived by residents as opposed to what the science might say the level of noise is.

The Meeting was closed at 7.00pm

**Chairman**

**WRINGTON PARISH COUNCIL****Comments submitted to North Somerset Council following a  
Virtual Planning Committee Meeting on 3 November 2020****Application 20/P/2261/TRCA - 10 Lawders Orchard, Wrington, Bristol,  
BS40 5PD**

When the site development was consented to on 21 May 2010, various trees were retained from the original site in order to add to the visual amenity and in 2015, an application was lodged for various works on the tree, including (15/P/2242/WT) to crown lift the tree by 2m between the canopy and the applicant's property (No.10 Lawders Orchard) and remove weak and crossing branches. At that time, the Tree Officer stated "*The oak is a specimen in early maturity which is physiologically healthy and structurally acceptable. Originally the request was to reduce the canopy to previous points but this would have had a detrimental affect on the health and visual amenity of the tree.*" As a result of discussions however, the specification contained within the original application was changed "*...in order to prevent direct contact with the dwelling (No.10), lift the canopy over the lawn and help develop a stronger branch framework. By retaining the majority of the canopy, the stress caused to the tree will be minimal and as such, no objections are raised to the (amended) proposed works.*" The agreed works were approved on 8 October 2015.

The current application seeks to thin the canopy by 20% which, in view of the comments made by the Tree Officer in 2015, would seem to be excessive and detrimental in terms of stress which would be caused to the tree. In the circumstances therefore, the Council feels obliged to lodge objection to the works proposed but will be content to leave the level of any 'crown thinning' to the judgement of the Tree Officer when a site visit is concluded. This Council would however wish the full visual amenity value of the tree to be retained and ask that serious consideration be given to the longer term protection of this tree by a Tree Preservation Order.

**Application 20/P/2320/TRCA - Wrington Cottage, School Road, Wrington,  
Bristol, BS40 5NA**

Subject to the Tree Officer confirming that the proposed crown reduction of 2.5m would not compromise the health of the beech tree or its visual amenity value, the Council has no objection to the works proposed. However, the applicant also seeks to reduce to "previous points" five apple trees in the garden of the property – around 1 – 1.5m.

The only previous planning application on file relating to tree works at this property is that numbered 05/P/1395/T2 where permission was granted to fell a diseased horse chestnut tree. The current Application Form (Section 5) also indicates that the apple trees have been pruned previously, but no previous application appears to be on file for the reduction of the apple trees. It would appear therefore that such tree works were either not authorised as tree works within a Conservation Area, or that the size of the trees did not demand an application for works within the Conservation Area.

Once again, subject to the Tree Officer being content to approve these further works, this Council has no objections as proposed.

**Application 20/P/2367/FUL - Hi Field Lodge, Hi Field, School Road, Wrington, Bristol, BS40 5NB**

The property the subject of this application sits within the Settlement Boundary but outside both the Wrington Conservation Area and the Green Belt. Originally constructed as a *"detached double garage, workshop and WC"* in 1982 (application 2268/82), the development attracted a condition (Condition 3) stating that *"use of the garage [be] restricted solely to the private and domestic use of the owner."* The current Design and Access Statement (Para 2.4) however indicates that since the 1980s the Lodge has been lawfully occupied as a dwelling by one of the applicants who, since the death of the occupant of the property 'Hi Field', has been living in the latter property, with the Lodge standing unoccupied. This occupation of the Lodge is said to have been lawful by the author, with reference to planning history which is referred to as Appendix 1 to the Design and Access Statement, but unfortunately no Appendix 1 appears in that document, nor indeed on the planning portal. The legitimacy of that claim must therefore remain in doubt with access to planning records 40 years ago being not readily available.

Further within that document (Para.2.7), the author acknowledges that the condition and approval granted under application 2268/82 does not authorise separate, self-contained residential occupation of the Lodge, despite its authorised use being *"for the private and domestic use of the owner"* [of Hi Field.] and being within the residential curtilage of the main property, 'Hi Field'. The Paragraph goes on to state that around 1984, planning permission was refused (Application 2650/84) for a two-bedroom cottage type dwelling with improved access to be located in the front garden of 'Hi Field'.

It would appear therefore that, notwithstanding the above, the owner of 'Hi Field' went ahead and unlawfully developed the garage/workshop site for which permission had been given, as a separate dwellinghouse with shared access and furthermore permitted its occupation by a family member, both of which were not approved by the Local Planning Authority.

Following the applicants' seeking pre-application advice, there were several matters which contributed to the response that planning permission for the legitimisation and development of the Lodge site was likely to be refused. Para. 2.9 of the Design and Access Statement seeks to overturn the reasons which were cited as grounds for refusal, but nevertheless, this Council has some concerns which it is felt have not been addressed satisfactorily sufficient to enable Planning Permission to be granted for the proposed works.

This Council has no issues with the proposals to enhance the appearance of the building 'Hi Field Lodge' by (a) replacing the garage door with glazed window, (b) blocking in the two west facing windows, (c) inserting a further window to the north elevation and (d) inserting a new door on the east elevation ground floor, together with rendering of the block wall of the west elevation. Equally, the demolition of the (also apparently unauthorised) open shed to the south of 'Hi Field Lodge' would not give rise to objection, since it would provide further amenity space for the enjoyment of 'Hi Field Lodge' occupants.

A property comprising two bedrooms should be provided with two car parking spaces as called for in North Somerset Council's Parking Standards Supplementary Planning Document, adopted November 2013. The Drawing 2646/P/01 (Proposed

Site Plan) indicates 1 parking space allocated to 'Hi Field Lodge', to the west of that property and adjacent to the north wall of the house 'Hi Field'. Three car parking spaces are however allocated to 'Hi Field' (the house) in what is currently the front garden area. (There is no indication how many bedrooms comprise the accommodation at 'Hi Field'.) In neither case is there any indication of space to accommodate bicycles. (See also NSC's Development Management Policy DM28.)

It is difficult to establish from the information provided, whether, if the two properties are formally separated as proposed, the parameters set out in NSC's Residential Design Guidelines can be met in full.

The Council is however very concerned regarding the proposals to demolish part of the western boundary wall to the existing curtilage in order to create a new egress point from both properties on to School Road. The proposed exit is close to the junction with South Meadows and School Road and close also to a sharp, blind bend in the highway, towards the local primary school. Although photograph numbered 3 in Appendix 2 of the Design and Access Statement shows the view from "edge of carriageway at vehicular exit looking south west", it should be borne in mind that a motorist will not be driving from "the edge of the carriageway" but will be situated more in the middle of the highway in a right-hand drive vehicle, from which point, visibility splay will be far more compromised than this photograph leads the reader to believe. There is no pedestrian footway on the east side of School Road from South Meadows junction northwards to its junction with Long Lane and Ropers Lane and no footway on the western side until close to Orchard Close junction with School Road. The road is used by parents taking children to the primary school which has an entrance on Home Close. In this Council's opinion, notwithstanding the comments made by the applicant's agent, this proposal would add to existing highway safety concerns and must be approved by NSC Highways if it is to proceed.

It is of importance to note that NSC Highways has implemented a 'traffic priority' measure and raised roadway impositions on traffic and pedestrians in order to facilitate safer access to that school entrance during Covid-19 restrictions. There have been several complaints from both parents and motorists about this scheme and reports of some 'near misses' as a result. Narrowing the roadway has inhibited the southbound motorist's ability to take evasive action from vehicles exiting the village using School Road and conversely.

In view of all the above therefore, this Council must object to the proposals to change the existing driveway access and egress by provision of a 'one-way' system of access via the existing driveway and egress via a new, more southerly situated point. It is the view of this Council that any attempt to leave the properties, particularly if it is intended to turn right and proceed in a northerly direction from that new exit, would constitute a serious and unacceptable safety hazard.

It is also noteworthy that the area designated for car parking in front of 'Hi Field' has been used for that purpose for some time, yet there is no planning application on record which relates to the use of what was the front garden of the house being turned into a car parking area, if indeed such was necessary at the time it changed use. The frontage and garden of 'Hi Field' slopes steeply away from the house to the retaining wall alongside School Road, and the feasibility of excavating a further driveway/ egress point in such a steeply sloping garden, without impacting adversely

upon the visual amenity currently provided to this village setting must be questionable.

It is also a matter of objection and concern that an existing ‘cottage-type’ garden and an attractive exterior stone wall which has amenity value of its own and sits well within the vernacular of the village, should be compromised by the proposal to drive a vehicular egress point through it.

**Application 20/P/2591/TRCA - Becket House, Station Road, Wrington, Bristol, BS40 5LG**

In view of the diseased state of the tree and the potential danger of its falling, with regret, the Council offers no objections to the work proposed.