

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wrington Parish Council
held at 6.30pm on Tuesday 13 October 2020**

Present: Cllr B Taylor (Chair) Cllr D Yamanaka
Cllr G Bigg Cllr L Vaughn
Cllr J Steinbach (from item 6) J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies were received from Cllrs Samuel and Rawlins.

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 22 September reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

It was noted the only matter of direct relevance to the parish on the agenda for the meeting to be held on 14 October was the Planning Inspector's approval of the appeal against 18/P/5198/FUL (Units 1 – 4, Railway Wharf, Station Road, Wrington) due to the fact that NSC had not issued a Notice Decision in the required timeframe.

Cllr Steinbach 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/2605/LDP - Railway Wharf, Station Road, Wrington, BS40 5LL – appeal allowed
- 20/P/1590/PIP - Land to West of Cooks Bridle Path, Backwell – approved
- 20/P/1677/FUH - 12 The Cottages, Station Road, Wrington, BS40 5LH – approved
- 20/P/1737/FUL - Broadfield House Farm, New Road, Redhill, BS40 5TX – approved
- 20/P/1768/DEA - Havyatt Green Farm, Copthorn Lane, Wrington, BS40 5DE - prior approval not required
- 20/P/1831/FUH - 3 Butts Orchard, Wrington, Bristol, BS40 5DR – approved
- 20/P/1871/FUH - Combe Fields, Downside Road, Backwell, BS48 3DH – approved
- 20/P/2068/TEN - Land Adjacent to Pine Farm, Wrington Hill, Wrington - approved

7 Planning Applications

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

Application 20/P/2180/FUH - Priory 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

- **Email from a resident regarding 20/P/1075/FUL (P J Hare Ltd, Havyatt Road Trading Estate, Havyatt Road, Wrington, BS40 5NL)**

This and the Council's previous comments on this application were noted. Councillors discussed the best way of supporting the resident and it was agreed to reply to him, copying in Richard Kent from NSC and Cllr Steve Hogg, expressing the Council's support.

- **Email from the PCAA re Compulsory Purchase Order of Land at A38 and Downside Road by Bristol Airport**

It was felt that CPO was clearly premature as the Airport's appeal against the refusal of 18/P/5118/OUT had not yet even been registered. Councillors expressed sympathy for residents affected and also noted that in the past there had been a suggestion that the Wills Quarry be used for highways improvements. It was agreed no action was necessary at this time.

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements: 20/P/2153/DCM, 20/P/2154/DCM, 20/P/2218/DCM, 20/P/2219/DCM, 20/P/2220/DCM and 20/P/2311/DCM**

These were noted.

Earlier in the day Cllr Taylor had circulated a draft supplementary comment on 20/P/1216/FUH (Butts Orchard, Butts Batch, Wrington, BS40 5LN). He explained that amended plans had been submitted which alter the position and orientation of the building and leave the protected trees in situ as well as adding some new trees. Councillors discussed whether recent repairs to the boundary wall required planning permission. The location of driveways and paths, in relation to the main building, were also discussed. It was agreed to submit the comment as drafted but seeking clarification as to why some of the existing driveway/paths are not shown on the plans and also asking whether the wall repairs required planning permission. [The comments submitted to North Somerset Council are attached at the end of these Minutes]

The Meeting was closed at 7.05pm

Chairman

WRINGTON PARISH COUNCIL

Comments submitted to North Somerset Council following a Virtual Planning Committee Meeting on 13 October 2020

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

The Parish Council has reviewed the reports from the Tree Officer and the Listed Buildings Officer in respect of this planning application and has now considered the latest iteration of the plans to erect a double garage in the garden of this Listed Building (Drawing No.110RevB).

The Council is more comfortable with the revised positioning and layout of the proposed garage facility and its subservience to the main building. In particular, the Council is pleased that there will be no disturbance or destruction of protected trees within the curtilage and indeed welcomes the addition of further trees proposed in the above-mentioned plan, despite there being no indication of what trees are proposed. Hopefully they will be native species of a broadleaved nature.

There are however, two matters which the Council remains uncomfortable about and which should be pursued.

When looking at the Plan 110RevB as above, it shows an 'existing driveway running east-west from boundary to boundary, together with a proposed 'cream covered, brown gravelled driveway to match existing driveway colour and finish'. However, if one refers to GoogleEarth's (June 2018) view of the property, it indicates substantial areas of driveway close to the main building, but none of this appears on the said drawing. What has happened to it between June 2018 and now?

In addition, there have been substantial works undertaken in recent weeks to repair the western boundary wall. However, not only has the boundary wall been well-repaired, but it has quite obviously been raised by up to 2 feet above its pre-existing level in several areas along its length. Bearing in mind that the boundary walls are part of the Grade II listed building, surely such works require planning permission, but there is no evidence that such has been sought? This matter therefore needs to be investigated further by the appropriate Officers, pending which this Council wishes to maintain objection.

Application 20/P/2180/FUH - Priory House, Station Road, Wrington, Bristol, BS40 5LG

This property sits within the Wrington Conservation Area and is also subject to an Article 4 Direction, dated 11 February 1993, as amended by an Article 30 Direction approved on 5 August 1993 restricting permitted development rights otherwise conferred.

Having studied the proposed plans, the extension of the entrance to the garage strongly endeavours to retain the existing character of the frontage, with garage doors in similar style to those existing. There is potential evidence that a double door entrance may have been an original feature, as there is a timber cross-beam above the existing entrance which visibly continues in the exterior wall, some distance to the north of the present entrance doors. A sympathetic approach appears to have

been taken in the planning with the existing 'up and over wooden doors' style being retained.

Inside the property, the former 'storage area' will be released to form part of the new double garage and with no change to the exterior of the building save for the garage entrance, there will be no impact upon neighbouring properties.

Whereas the proposal should free up parking space on the already congested east side of Station Road, the Council does have concerns about the visibility splay when access to or egress from the garage on to the highway is needed. Parked vehicles are continually in evidence on this stretch of highway which can constitute a threat to safety if visibility splays are restricted.

Subject to the above concerns being satisfactorily addressed, this Council has no objections to the works proposed.