

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wrington Parish Council
held at 6.30pm on Tuesday 24 November 2020**

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|-----------------|-----------------------------|----------------------------|
| Present: | Cllr B Taylor (Chair) | Cllr P Neve |
| | Cllr G Bigg | Cllr D Yamanaka |
| | Cllr L Samuel | Cllr S Treweek |
| | Cllr J Steinbach | Cllr L Vaughn |
| | Cllr J Coffey (from item 5) | J Bishop (Assistant Clerk) |

1 Apologies for absence

Apologies were received from Cllrs Rawlins and Ward.

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 3 November reviewed and adopted as a true record. There were no matters arising.

Cllr Coffey joined the meeting

5 NSC Planning and Regulatory Committee

The draft Minutes for the meeting held on 18 November are not yet available on NSC's website. However, the dismissal by the Planning Inspector of the appeal against 19/P/1100/FUL (The Bungalow Inn, Kingsdown Road, Butcombe) was noted. Also, an appeal has been lodged against NSC's refusal of 19/P/2514/FUH (Cinderford Cottage, Ropers Lane, Wrington).

6 Decision Notices issued by NSC

A list of Decision Notices had been circulated prior to the meeting:

- 20/P/0168/FUL - Land At Cox's Green, Wrington – approved
- 20/P/2320/TRCA - Wrington Cottage, School Road, Wrington, Bristol, BS40 5NA – approved
- 20/P/2591/TRCA - Becket House, Station Road, Wrington, Bristol, BS40 5LG – approved

It was also noted 20/P/0629/ LDP (Vosper Lodge, Red Hill, Redhill, Bristol, BS40 5TG) had been refused 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/2711/AIN and 20/P/2712/EA1 - Bristol International Airport, North Side Road, Felton, Bristol, BS48 3DY**
Comments on these applications 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/2716/FUH – High Gate, Whetcombe Way, Ropers Lane, Wrington, Bristol, BS40 5NH**
Councillors discussed the address quoted on the application form and agreed to comment that ‘Whetcombe Way’ is not a highway but the name of another property whereas High Gate is usually referred to as being on Ropers Lane. It was agreed to submit the comment as drafted stressing that, once converted, the garage should only be for use by family members and not as a holiday let etc.
- **20/P/2474/FUL – Meadow Cottage, Lye Hole Lane, Redhill, Bristol, BS40 5RN**
Councillors agreed to submit the comment as drafted.
- **20/P/2779/TEN – Land at East Barn, Winters Lane, Redhill, Bristol, BS40 5SH**
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

- **North Somerset Council - The North Somerset Local Plan 2038: Choices for the Future**
Cllr Taylor reminded Councillors of the draft response he had circulated and said, unless any further comments were received from Councillors, he hoped to submit the comment next week. Cllrs Bigg and Yamanaka had recently attended briefing sessions on the Plan. Councillors discussed airport development, the potential for an industrial estate near the airport and the future of Green Belt. NSC had promised to circulate the slides from these sessions shortly.
- **Appeal APP/D0121/C/20/3249212 against NSC’s refusal of change of use of the land for the parking of vehicles for airport customers at Former Coles Garage, Red Hill, Redhill**
This was noted.
- **Appeal APP/D0121/C/20/3258014 / 3258019 against an enforcement notice served on Worships Farm, Row Of Ashes Lane, Redhill, Bristol for alleged Breach: Without Planning Permission, (1) The creation of a new access, (2) Without planning permission the conversion of the barn to holiday accommodation not in accordance with planning approval 14/P/0012/F.**
This was noted.

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements: 20/P/2618/DCM, 20/P/2625/DCM and 20/P/2665/DCM**
This was noted.

Cllr Taylor introduced an email recently received from Max Freed of Sydney Freed (Holdings) giving an update on the company's latest plans for Gatcombe Farm. Councillors discussed the timescale for the Neighbourhood Plan and whether, before the Plan was completed, it was possible to have a set of principles/standards in place which the Council would expect to see in any new development. These principles/standards could then be used in any discussions with developers. It was agreed that the Committee would take a consistent approach and not comment on proposed developments until a planning application was submitted to NSC. It was agreed to thank Max Freed for his update and explain that this was the Council's policy.

The Meeting was closed at 7.20pm

Chairman

WRINGTON PARISH COUNCIL

Comments submitted to North Somerset Council following a Virtual Planning Committee Meeting on 24 November 2020

Application 20/P/2711/AIN - Bristol International Airport, North Side Road, Felton, Bristol, BS48 3DY

This Council has examined the proposals submitted by the airport for the construction of a new Public Transport Interchange and associated works relating to its construction on the site, including the respective Drawings submitted contemporaneously.

The intention is hereby to decouple the Public Transport Interchange development and other matters from the Application approved under reference 10/P/1020/OT2, claiming that such would constitute Permitted Development under Part 8 of Class F of the Town and Country Planning (General Development) (Amendment) Order 2015. Coupled with this would be associated works such as diversion of traffic routes and others.

This Council is mindful of Section 73 of the Town and Country Planning Act however which states (inter alia) that such an Application as this should be refused (Sub-section 2) and that a full and proper Planning Application should be required from the applicant in order to amend the developments previously approved.

In the circumstances therefore, this Council lodges its objection to the Application as submitted on the grounds of its ineligibility to meet fully the criteria required, notwithstanding the proposed developments being situated within the airport's operational boundary.

Application 20/P/2712/EA1 - Bristol International Airport, North Side Road, Felton, Bristol, BS48 3DY

In the light of the airport's proposals being clearly ineligible for the reasons set out in this Council's response to Application 20/P/2711/AIN, it must follow that the applicant may no longer rely upon Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, to avoid the need for a further Environmental Impact Assessment to be drawn up and submitted to support the case for further development.

This Council therefore disagrees with the contention for eligibility by the airport and lodges objection to the proposal to rely upon the above-mentioned Regulation 6. The amount of matters which will change from those previously consented to under the 2010 Application will clearly be substantial and the likely knock-on environmental effects could be considerable. A new and up to date Environmental Impact Assessment must therefore be appropriate prior to any development of this magnitude taking place.

The Council would also draw attention to the need to ensure that appropriate measures are taken to safeguard the environment and foraging grounds of the Greater and Lesser Horseshoe Bats protected by means of the North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: Supplementary Planning Document, with particular reference to levels of light and

noise pollution resulting from the proposed works. (In this respect, Paragraph 3.3.18 of the Environmental Impact Assessment Screening Report is mistaken, as it fails to recognise that the airport is washed over by the SAC.)

This Council would also wish to see limitations placed upon the permitted hours of working for the protection of local residents.

Application 20/P/2474/FUL – Meadow Cottage, Lye Hole Lane, Redhill, Bristol, BS40 5RN

This application seeks to reverse the permission approved under application 10/P/1806/F for use of the property as a Bed & Breakfast establishment, to revert to a residential (Class C3) status only. The property is outside any Settlement Boundary and within the Green Belt, but as there are no material or construction works involved in the change of status, this Council offers no objection to the application as submitted.

Application 20/P/2716/FUH – High Gate, Whetcombe Way, Ropers Lane, Wrington, Bristol, BS40 5NH

(The application form quotes the property's address as above, but Whetcombe Way is not a highway recognised by this Council or North Somerset Council; the property is usually referred to as being on Ropers Lane. 'Whetcombe Whey' is the name applied to the property situated to the east of the unmade track leading from Ropers Lane to the properties 'Simshill' and 'Highgate'.)

The property is within Green Belt and outside the Wrington Settlement Boundary. It is situated some 90m from the Site of Nature Conservation Interest (SNCI) known as Littlers Plantation (Site No. 421) to the east of the property and within Zone A of the North Somerset and Mendip Bats Special Area of Conservation (SAC) and therefore subject to the development guidance set out in the relevant Supplementary Planning Document adopted by North Somerset Council.

This Council has no objections to the proposed development of the current garage site as set out in the application but would seek for the annex development to be conditioned that it may be used solely for the accommodation of Mrs Hillman senior and not to be permitted to be used as a holiday let or for any other purpose, now or in the future, due to the limited adequacy of access to the property. Similarly, the above-mentioned development guidance relating to bats should require there to be limitations placed on the provision of illumination permitted, with no outside lighting above 0.5lux, in order to protect the foraging area.

Application 20/P/2779/TEN – Land at East Barn, Winters Lane, Redhill, Bristol, BS40 5SH

The Council has no comment to make on this application.