

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wroughton Parish Council
held at 6.30pm on Tuesday 2 February 2021**

Present: Cllr B Taylor (Chair) Cllr D Yamanaka
Cllr G Bigg Cllr L Samuel
Cllr J Steinbach Cllr L Vaughn
Cllr S Treweek (to item 8) J Bishop (Assistant Clerk)

In attendance: A resident in relation to application 21/P/0084/CQA

1 Apologies for absence

Apologies were received from Cllrs Ward & Neve.

2 Declarations of Interest

Cllr Steinbach declared a personal interest in application 20/P/3215/FUH (Kantega, Ropers Lane, Wroughton, Bristol, BS40 5NF) as the applicants are his neighbours.

3 Public Participation

The applicant for 21/P/0084/CQA (Sutton Farm, Sutton Lane, Redhill, BS40 7XQ) attended to hear the Council's discussions and answer any questions on the proposed conversion. He explained it was the family farm where he grew up. He believed the building is ideally positioned within the farmstead as it is away from the main agricultural buildings. He said it was built in 1990s and gave details of its construction and history of use.

4 Minutes of the previous meeting

The Minutes of the meeting held 12 January 2021 reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

The only items of direct relevance to the parish discussed at the meeting on 20 January were:-

- The Bristol Airport appeal which is scheduled to start on 22 July and is expected to last for 16 days in front of three Planning Inspectors.
- The dismissal by the Planning Inspector of an appeal against NSC's refusal of 19/P/2514/FUH (Cinderford Cottage, Ropers Lane, Wroughton).
- The Inquiry into the appeal on material change of use at Coles Garage, scheduled to start on 16 March.

The papers for the next meeting, 17 February, 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/2848/TPO - Le Moignes, High Street, Wrington, Bristol, BS40 5QD - approved
- 20/P/2910/FUH - 39 Butts Batch, Wrington, Bristol, BS40 5LN - approved
- 20/P/2999/FUL - Land Off, Winters Lane, Redhill - approved

7 Planning Applications

A list of planning applications, along with draft comments, had been circulated with the meeting papers. As the applicant for 21/P/0084/CQA (Sutton Farm, Sutton Lane, Redhill, BS40 7XQ) was present, Cllr Taylor offered to bring forward the discussion on this application. The meeting agreed.

- **21/P/0084/CQA - Sutton Farm, Sutton Lane, Redhill, BS40 7XQ**
The meeting agreed to submit the comment as drafted. Cllr Taylor offered to read out the comment for the benefit of the resident but, as the resident said this was not necessary, Cllr Taylor offered to send him a copy via email instead.

The resident left the meeting

- **20/P/3225/PIP - The Bungalow Inn, Kingdown Road, Butcombe, Bristol, BS40 5TP**
Councillors discussed the history of the site and agreed to submit the comment as drafted. It was also agreed to send a copy of the comment to Butcombe Parish Council as the site is in their parish.

As he had declared a personal interest, Cllr Steinbach was placed in the 'waiting room'

- **20/P/3215/FUH – Kantega, Ropers Lane, Wrington, Bristol, BS40 5NF**
It was agreed to submit a comment of no objection as drafted.

Cllr Steinbach rejoined the meeting.

- **21/P/0041/FUH - 9 Lawders Orchard, Wrington, Bristol, BS40 5PD**
As neighbouring properties had similar conservatories it was agreed to submit a comment of no objection as drafted.
- **21/P/0099/LDP - Mill Farm Cottage, Mill Lane, Wrington, Bristol, BS40 5RA**
Councillors discussed confusion over which property the application referred to. Given this confusion, it was agreed to submit the comment as drafted.
- **21/P/0105/TRCA – 18 The Cottages, Station Road, Wrington, Bristol, BS40 5LH**
Cllr Taylor drew the meeting's attention to this application from this week's Weekly List of registered applications. As the deadline for comments is before the next meeting, Councillors agreed to discuss the application. Cllr Taylor described the tree's location and condition and it was agreed to submit a comment of no objection.

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

8 Other Planning Issues

- **Email from Franklin Design Associates re the proposed development of 9 houses on the Burnett and Hillman building in Lawrence Road**

Cllr Taylor explained that there had recently been a meeting between Alan Franklin, Cllr Neve and himself to clarify issues relating to the boundaries of the site as shown on Franklin Design Associates' plans. No planning application has yet been submitted and Cllr Taylor felt it was unlikely the development would proceed quickly as the business currently using the site will need to be relocated first.

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge requirements: 21/P/0018/DCM, 21/P/0043/DCM, 21/P/0044/DCM, 21/P/0045/DCM, 21/P/0059/DCM, 21/P/0088/DCM, 21/P/0112/DCM and 21/P/0177/DCM**

These were noted.

Cllr Taylor drew the meeting's attention to application 21/P/0019/OUT (an outline application for 38 houses, etc, at Gatcombe Farm Industrial Estate, West Hay Road, Wrighton, BS40 5GF). As the deadline for comments was close to the next meeting, Councillors discussed whether it was necessary to have an extraordinary meeting to discuss the application or whether it would be possible to agree a draft comment via email, with this then ratified at the next meeting.

Cllr Treweek left the meeting

Cllr Taylor offered to prepare a draft comment for circulation. It was agreed, due to the complexity of the application and the possibility of public interest, that the Assistant Clerk would contact the Case Officer to ask for an extension to the deadline. This would allow the application to be discussed at the next meeting and still give time for the preparation of a detailed comment.

The Meeting was closed at 7.15pm

Chairman

WRINGTON PARISH COUNCIL
Comments submitted to North Somerset Council following a
Virtual Planning Committee Meeting on 2 February 2021

Application 20/P/3215/FUH – Kantega, Ropers Lane, Wrington, Bristol, BS40 5NF

The property is within the Wrington Conservation Area and the settlement boundary.

The extension proposed, although it would exceed the existing building line at the front of the property, constitutes only a minor extension and that, as a result, there would be no material adverse effect upon neighbouring properties. It therefore meets the criteria set out in North Somerset Council's Residential Design Guidelines, Parts 1 and 2 and is in keeping with and subservient to, the existing design concept of the property.

This Council therefore offers no objection to the works proposed.

Application 20/P/3225/PIP - The Bungalow Inn, Kingdown Road, Butcombe, Bristol, BS40 5TP

This is the latest in a long line of development proposals relating to this site which, although carrying a Butcombe address adjoins the Parish boundary between Butcombe and Wrington. This Council has submitted responses to many, if not all of the previous planning applications and wishes to make the following observations.

The site of this proposed development sits within the Green Belt, outside of any defined settlement boundary, with access only via a narrow country lane, (Kingdown Road) leading from the busy A38, close by Bristol airport. In considering this Application, the following NSC policies are relevant – CS1, CS6, CS33, DM12 and DM45.

Core Strategy Policy CS1 Section 3.8 of this policy seeks to reduce carbon emissions, by making buildings more sustainable and encouraging sustainable transport patterns. Situated where it is, there is extremely limited opportunity to use public transport with the only routes available using the busy A38. The propensity for use of other than private cars for say shopping or onward travel would be overwhelming to residents of the proposed houses. In addition, there are no shops in the small village of Redhill, the nearest being in Wrington village centre with public transport access limited to 4 journeys daily via the airport in each direction. The current service (Route A5) reaches the end of its contract period on 31 March 2021 with its future as yet uncertain. The present service only operates between Winscombe and Winford villages. This is not compliant with Policy CS1 objectives. Section 3.10 seeks to align residential development with jobs, but there are very few job opportunities within sustainable 'active transport' range of the site and again, private vehicular transport will be favoured by residents.

Section 3.11 relates to development enhancing wildlife and habitat protection, recreation and the environment. This application fails in that aspect.

Core Strategy Policy CS6 refers to the Bristol-Bath Green Belt which washes over the development site and sets out that there will be applied a strong presumption

against inappropriate development within the Green Belt. This is dealt with in greater detail within Policy DM12 (see below).

Core Strategy Policy CS33 sets out the policy relating to developments within the countryside, including smaller settlements and infill villages. This site is not in a settlement or in an infill village. Section 4.94 of that policy states “*Within....the countryside where there are no residential development boundaries, new housing will be strictly controlled..*” and further “*Such schemes will not be appropriate in the Green Belt.*”

Development Management Policy DM12: Development within the Green Belt.

This policy sets guidance concerning built development in the Green Belt as to its appropriateness and also covers redevelopment on previously developed land. The policy 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. 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 goes on to state “*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.*”

This application seeks to replace an existing public house with residential housing and therefore fails to meet the above criteria. Also falling for consideration under this policy is the impact upon the openness of the Green Belt which 3/5 houses would impose relative to the existing public house, not to mention the increased activity resulting in further increases in carbon emissions.

If the applicant is relying upon the proposal to be regarded as ‘infilling’ on a previously developed site then the policy states “*Infilling should be sustainable in terms of being well related to existing settlements and having safe and convenient pedestrian and cycle access to services, amenities and a bus or rail service.*” This contention falls in this respect.

The question of light levels, both on site and outdoor lighting on site will need to be guided by the North Somerset and Mendip Bats Supplementary Planning Document since the site falls within Zone C of the Special Area of Conservation, but this policy may not be appropriate for consideration at this stage.

Policy DM45: The conversion or re-use of rural buildings to residential use.

DM45 states that conversion of rural buildings for residential use will be permitted provided they are of permanent and substantial construction and capable of conversion without major or complete reconstruction, which in turn is defined as “*70% of the existing walls should be standing and in good condition and the building should have a roof.*” This Application however seeks demolition of the existing building to accommodate the new.

This policy once again emphasises that permission should only be granted for conversion where (among other factors), “*the building is not in an isolated location remote from a settlement with a range of services and facilities or where access to those services and facilities would be poor.*” It is difficult to understand how the proposed development fits with the criteria set out in this policy.

Reference is made in the Design and Access Statement, Section 2, that the site should be registered as ‘brownfield’, but also indicates that to be so registered, the land must be ‘suitable for residential development’. From the analysis above, it is quite clear that the land fails to be ‘suitable for residential development’ for a variety of reasons. The same section (Section 2.1) of the Design and Access Statement refers to the recent Appeal Decision dated 2nd, October 2020 by Inspector H. Porter, as referring to the site as constituting a brownfield site. Close analysis of the Appeal Decision document however fails to find any such reference in that document. This contention should therefore be dismissed.

In the Design and Access Statement accompanying this application, reference is also made to the NPPF and notes particularly paragraph 2 of the Framework and *‘seeking positive improvements to people’s quality of life, including...replacing poor design with better design and improving the conditions in which people live, work, travel and take leisure.’* This Council fails to see the relevance in relation to this application, or that the application makes any impact upon those definitions. In addition, there is reference to NPPF Section 13 and quotes paragraph 141. Emphasis is laid upon the words “..or to improve damaged and derelict land.” but fails to acknowledge that the policy refers to ‘land’ and not to ‘buildings on land’. Thus to try and shoehorn this proposal to paragraph 141 of the NPPF, Section 13, is inappropriate.

Reference to the lack of 5-year housing supply also carries no weight or relevance to this application for ‘permission in principle’ to be considered.

Although this application refers to the site upon which The Bungalow Inn currently stands, there is also a large area of land to the north of the curtilage, outlined in blue on the Site Location Plan (Drawing LP001) to which no reference is made. What is the intention with that area and what would be the cumulative impact on the openness of the Green Belt when coupled with this application?

After due consideration, this Council is of the mind that permission in principle for this proposed development should not be granted in view of the many areas where the proposal falls well short of meeting the criteria set out in the Local Planning Authority’s Core Strategy and Development Management Policies highlighted above.

Application 21/P/0041/FUH - 9 Lawders Orchard, Wrington, Bristol, BS40 5PD

This property sits within the village settlement boundary and within the Wrington (Extension) Conservation Area established 11 Sept 1990. It is also within Zone B of the North Somerset and Mendip Bats Special Area of Conservation and will therefore fall to be subject to the guidance set out in the relevant Supplementary Planning Document.

Several of the properties within this development already have erected conservatories to the rear of them and the conservatory proposed to the rear of this property would not therefore be out of place. It would however extend into what is already a small rear garden and be close to the boundary wall.

In the circumstances therefore, the Council offers no objection to this application.

Application 21/P/0084/CQA - Sutton Farm, Sutton Lane, Redhill, BS40 7XQ

The Council was surprised to receive this application given that there remains outstanding at North Somerset Council, an Enforcement Case (2017/0017) relating to the use of holiday lets as separate living accommodation, with the annotated comment '*Requested planning application*'. This case is now four years old and appears not to be being pursued. In addition, a previous application (application 17/P/2399/LDE) was submitted relating to the said 'holiday lets' seeking a Certificate of Lawfulness of Existing Development for Residential Use under Class C3. This Council objected strongly to that application on various grounds, which was accompanied by various affidavits (which were of questionable veracity), and the Applicant subsequently withdrew the Application. Nothing further relating to those three 'holiday lets' has since been seen by this Council and nor, as far as this Council is concerned, has any further enforcement action been taken by North Somerset Council to resolve this breach of planning permission. (Permission to convert the three barns to holiday let accommodation only was granted under application 07/P/2252/F.)

Permission is now sought under the Town and Country Planning (General Permitted Development) (England) Order 2018, Part 3, Class Q for conversion of existing agricultural buildings on the farm to Class 3 use (dwellinghouse) with the application providing photographs of the site and buildings, together with proposed development plans for approval under the above Order. The current application however makes no mention on either the plans submitted or the accompanying text of the existence of the three 'holiday lets' conversions which were the subject of the Enforcement Case or the application 17/P/2399/LDE on the same site.

The photographs and plans appear to indicate that two redundant buildings are proposed for conversion into one dwellinghouse, all of which is to be contained within the curtilage of the existing buildings. The Order however states that one building may be converted, not two. In addition, it would appear from the photographs (particularly Photo. 03) that the north wall of the northern-most building is stone-faced with double glazed, timber framed windows throughout. This seems to be somewhat excessive for a building which, it is claimed, has been solely used for agricultural purposes (housing poultry, livestock pen, tools store, dog kennel according the Drawing SF-20-001) throughout its history. The southern building however is clearly for agricultural use.

The overall site plan contained within an inset on Drawing SF-20-001 indicates the presence of many other buildings on the farm site, none of which is labelled or identified within the drawings. The proximity of the proposed dwelling to existing farm buildings and yards which are likely to generate noise and odour from livestock and machinery would have significant impacts. In the absence of details to the contrary, it is considered that the proposed development will be contrary to Section 15 of the NPPF and to guidance contained in the Noise Policy Statement for England. The proposed development should therefore be refused.

North Somerset Council's Development Management Policy DM 45 relates to the conversion and re-use of rural buildings to residential use. Among the various criteria which need to be met in order to satisfy compliance with this policy is (bullet point 6) "*the building is not in an isolated location remote from a settlement with a range of services and facilities or where access to those services and facilities would*

be poor.” Given that Sutton Farm is within Green Belt land, outside any settlement boundary, with the nearest shops in the villages of Wrington or Winford, is not served by any public transport (the nearest bus route travels via the A38 and is limited to 4 trips daily in each direction), the only reasonable and safe access to the site would be by means of private car, along a narrow, often single-track lane. This would lead to increased pollution emissions, contrary to North Somerset Council’s current policy relating to achieving carbon neutrality. The site therefore fails to meet that criterion and should fall to be refused as Permitted Development.

The site is also within Zone C of the North Somerset and Mendip Bats Special Area of Conservation which guidance notes should be adhered to and also a protected species survey presented. The only report presently presented is a preliminary ecological appraisal, which is inadequate to enable the statutory duties imposed upon North Somerset Council pursuant to Paragraph W(9) of the GDPO Order to be fulfilled. This should also lead to a refusal.

In view of all the above, this Council would oppose any conversion to residential (Class C3) use until the existing matters referred to in this document, together with the first paragraph above, have been adequately and formally resolved.

Application 21/P/0099/LDP - Mill Farm Cottage, Mill Lane, Wrington, Bristol, BS40 5RA

This Council is uncertain as to which property this application relates. NSC’s Planning Map highlights Mill Farm Cottage as being to the east of Mill Farm on the opposite side of Mill Lane to Mill Farm. The Title Plan submitted with the application however, highlights the curtilage of Mill Farm itself and thus, it is unclear exactly where the subject property is situated. If the assumption is made that the Planning Map is correct, then it would have been appropriate to submit a site plan or block plan to assist in understanding the proposal.

On the understanding that Mill Farm Cottage sits east of Mill Lane, and the proposed added storey is to the property’s west facing side, it would be overlooking the lane, rather than to the property’s rear.

The site sits outside of the Green Belt and the settlement boundary and is within Zone B of the North Somerset and Mendip Bats Special Area of Conservation. A public footpath (AX30/72/10) passes adjacent to the property also.

Part 1 Class AA, of the Town and Country Planning (General Permitted Development) (England)(Amendment) Order, 2020 (Statutory Instrument Nos. 755 and 756), made amendments to Permitted Development Rights relating to extensions to dwelling houses by permitting additions of one or two storey extensions to existing properties, subject to certain conditions, including, but not limited to, that no extension should exceed the current ridge line of the property, any finish must match that existing and that windows to upper floors should carry obscured glazing. Also among the conditions are that no balcony may be built out and that the distance between the extension and the property boundary should not be less than 7metres.

Unfortunately from the information provided with this application, it is not possible to ascertain whether the required parameters are to be adhered to in full, and the

confusion as to the precise site is also an impediment. Given all of the above, the Council therefore has little option but to suggest that a full planning application or further and better particulars are submitted to enable a considered decision to be reached.

Application 21/P/0105/TRCA – 18 The Cottages, Station Road, Wrington, Bristol, BS40 5LH

The Council has no objections to the works proposed.