

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wrington Parish Council
held at 6.30pm on Tuesday 6 April 2021**

Present: Cllr B Taylor (Chair) Cllr D Yamanaka
Cllr J Steinbach Cllr G Bigg
Cllr P Neve Cllr S Treweek (from item 7)
J Bishop (Assistant Clerk)

In attendance: The applicant for application 21/P/0485/FUL

1 Apologies for absence

Apologies for absence were received from Cllrs Samuel, Ward and Treweek (although Cllr Treweek later joined the meeting at item 7).

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

The applicant for 21/P/0485/FUL (13 Ashford Road, Redhill, Wrington, BS40 5TH) attended to hear the Council's discussions on this application. He did not wish to address the meeting. It was agreed to bring forward the discussion on this application in item 7.

4 Minutes of the previous meeting

The Minutes of the meeting held 16 March 2021 reviewed and adopted as a true record. It was noted that the result of the Inquiry into the appeal at Coles Garage has still not been published on NSC's website.

5 NSC Planning and Regulatory Committee

The next meeting is scheduled for 21 April but the meeting 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:-

- 21/P/0041/FUH - 9 Lawders Orchard, Wrington, Bristol, BS40 5PD
– approved
- 20/P/3033/FUH – Hortswood, Long Lane, Wrington, Bristol, BS40 5SP
- approved

It was also noted that 21/P/0154/FUL (Land East Of Vosper Lodge, Red Hill, Redhill) and 21/P/0467/SJA, 21/P/0468/SJA & 21/P/0469/SJA (all relating to the Car Rental Consolidation Centre, Bristol International Airport, North Side Road, Bristol, BS48 3AQ) had all been approved with this established after the meeting papers had been circulated.

7 Planning Applications

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

- **21/P/0485/FUL - 13 Ashford Road, Redhill, Wrighton, BS40 5TH**
Cllr Taylor read out the draft comment –

This application follows on from the approval for change of use in June 2020 pursuant to application 20/P/0738/CRA. The Council has no objections to the proposals contained in this application to raise the roof level by a modest amount to facilitate installation of solar panels and minor amendments to facilitate associated car parking.

The Council agreed to submit the comment as drafted.

The applicant thanked the Council and left the meeting

- **21/P/0437/FUL - The Watch House, High Street, Wrighton, BS40 5AQ**
Councillors discussed the history, present derelict condition of the building and what was the best way to protect this village heritage asset for the future. It was felt unlikely it would be bought for any other purpose than as a dwelling and, in any event if it was bought for another purpose, it would still need renovation. It was also felt unlikely anyone would buy it with the sole view of protecting it for posterity. Although parts of the proposed renovation appeared to be sympathetic (ie the replacement of concrete render with lime render) Councillors were concerned the changes to the windows and doors were poorly designed and not in keeping with the character of the building. Also, no details had been provided on the garden area and Councillors were keen that this should enhance the existing street scene. It was agreed to amend the draft comment to reflect that, although possibly contrary to current planning policy, conversion to a dwelling might be the best option to ensure the future of the building. However, a more sympathetic approach should be taken with the doors and windows as those proposed are not in keeping with the character of the property. Councillors would also like to suggest the building's history is recorded on a plaque on/outside the building.
- **21/P/0561/FUH - Lodge House, Kingdown Road, Bristol, BS40 5TP**
It was noted that, although the site is in Butcombe parish, it is close to the parish boundary. It was agreed to submit the comment as drafted.

Cllr Treweek joined the meeting

- **21/P/0652/AOC - 2 Webbsbrook House, Silver Street, Wrighton, Bristol, BS40 5QL**
After discussing whether the Council had the technical knowledge to comment on this application it was agreed to amend the draft response to request that, as the property is in an area prone to flooding, consideration should be given to the attenuation of rain water run-off into the brook.
- **21/P/0751/FUH - Pharaohs House, Wrighton Hill, Wrighton, Bristol, BS40 5PL**
Councillors 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

- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements:**
21/P/0675/DCM, 21/P/0699/DCM, 21/P/0700/DCM, 21/P/0702/DCM, 21/P/0703/DCM, 21/P/0704/DCM, 21/P/0705/DCM, 21/P/0706/DCM, 21/P/0777/DCM, 21/P/0778/DCM, 21/P/0780/DCM, 21/P/0804/DCM, 21/P/0821/DCM, 21/P/0823/DCM, 21/P/0843/DCM and 21/P/0937/DCO
These were noted

Cllr Taylor introduced a letter from Alan Franklin Associates that had recently been circulated to the neighbours of the Burnett Hillman industrial estate on Lawrence Road. The letter explained their intention to apply for planning permission for 8 houses on the site. Cllr Taylor reminded the meeting that Cllr Neve and himself had previously met with Alan Franklin to discuss boundary issues and the Council had seen an indicative plan for 9 houses. However, as the final plans were not yet available and the planning application is yet to be submitted to NSC, it was felt no action was necessary at this time.

Councillors discussed the difficulties of commenting on NSC's Green Infrastructure consultation. Cllr Neve, who has been working on this, offered to circulate a draft response shortly.

Finally, unrelated to the agenda, Councillors discussed issues relating to improvement works being carried out to a local footpath. It was agreed Cllr Neve would meet with the landowner's representative and report back to Councillors.

The Meeting was closed at 7.25pm

Chairman

WRINGTON PARISH COUNCIL

Comments submitted to North Somerset Council following a Virtual Planning Committee Meeting on 6 April 2021

Application 21/P/0437/FUL - The Watch House, High Street, Wrington, BS40 5AQ

This property sits within the Wrington Conservation Area but is not subject to the Article 4 Direction which affects many of the properties lying within the Conservation Area. The property is listed as a 'Heritage Asset' but is not a listed building. This application would therefore be subject to Section 3.84 of NSC's Core Strategy CS5 and Policy DM7 – Non-designated heritage assets.

North Somerset's Policy DM7 states that *"Heritage assets, both designated and undesignated,....are not only important for their historical and educational interest, but are often formative features in the landscape and can be of recreational, economic, cultural and environmental value."* Furthermore, the policy goes on to state *"When considering proposals involving non designated heritage assets the council will take into account their local significance and whether they warrant protection where possible from removal or inappropriate change including harm to their setting."*

This Council would also draw attention to the (revised 23 July 2019) NPPF paragraphs 197 and 198 which require Planning Authorities to attach weight to undesignated Heritage Assets and the preceding paragraph 191 which deals with damage to the asset due to neglect or dereliction.

This Council is of the opinion that the property is an important part of the village's social history, hence its being classed as a 'Heritage Asset'. The historical significance of this building in the heart of the village is set out in the Design & Access and Heritage Statement which accompanies the application.

It is acknowledged that the existing property is in a poor state of repair, but in view of the current state of the building, it may be that development is the best option to preserve the building itself as part of the social history of the village.

The introduction of new fenestrations and doors as proposed, is not however in keeping with the existing character of the building and it is considered that a more sympathetic appearance would be beneficial in maintaining the character of the building. The Council is also cognisant of the quotation from the Conservation Officer who *".....was keen to maintain the existing external appearance"*. Overall, the Council accepts that some form of development may be the best option for conserving and maintaining the 'Heritage Asset' by making it more secure and 'liveable' but believes that there is scope to incorporate a far more sympathetic approach to the outside appearance and to maintaining its social history and heritage aspects for the village.

It is also proposed to change the frontage of the property to provide a garden area and off-street car parking where the existing garden is, both of which will change the existing street scene substantially. The provision of off-street car parking is however

noted as commensurate with NSC's Parking Standards SPD, but there is no detail provided as to what is to be put in place by way of a garden area to the front of the building. The Council would wish to ensure that any garden area presents an attractive outdoor space and remains in keeping with and appropriate to the existing street scene.

Finally, and in recognition of its heritage value, the Council would like to suggest that a plaque or something similar be affixed to the outside of the building which reflects its former usage and records its place in the social history of the village.

Subject to the applicant's reappraisal of the inappropriate fenestrations and door way proposed, and the other matters set out above, the Council will offer no objection to the works proposed to regenerate this site.

Application 21/P/0485/FUL - 13 Ashford Road, Redhill, Wrington, BS40 5TH

This Application follows on from the approval for change of use in June 2020 pursuant to Application 20/P/0738/CRA.

The Council has no objections to the proposals contained in this Application to raise the roof level by a modest amount to facilitate installation of solar panels and minor amendments to facilitate associated car parking.

Application 21/P/0561/FUH - Lodge House, Kingdown Road, Bristol, BS40 5TP

The property sits within the Green Belt and is not within any settlement boundary. It therefore is subject to NSC policies CS6, DM12, DM38 and DM 44.

Policy DM12 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."* It goes on to state *"An extension will not normally be regarded as disproportionate provided it does not exceed 50% of the gross floor area of the original building"* and *"...provided the new building is in the same use and is not materially larger than the one it replaces."*

In this respect, the proposed extension to the main dwelling house would appear to be compliant with this policy. However, the proposal to demolish the existing single storey garage and replace it with a substantially larger building of two storeys, and including various other uses (summer house, workshop and addition of staircase and roof lights), would appear to contravene the parameters set out in Policy DM12 which goes on to state *"Proposals for domestic outbuildings and garages within existing residential curtilages....should be of a scale and height subordinate to the original dwelling and should not adversely affect the openness of the Green Belt. Normally they should be small scale and single storey."*

In the circumstances therefore, this Council is of the opinion that the proposed demolition and replacement of the existing garage would affect the openness of the Green Belt and is contrary to Policy DM12 and therefore objects to this aspect of the application.

Application 21/P/0652/AOC - 2 Webbsbrook House, Silver Street, Wrington, Bristol, BS40 5QL

The Council has no objections to the proposals to meet Condition 6 of planning application 17/P/5287/FUL relating to the protection of trees, nor to the proposals relating to Condition 7 relating to archaeology on site.

Condition 8 relates to drainage on site and this Council would draw attention to aspects of flooding in the village and point out that the site sits on the edge of the Environment Agency Flood Zone 3. The Council is concerned that in times of heavy rainfall, there will be increased run-off in to the brook, which would add to the risk of flooding downstream. Any form of attenuation to ameliorate this risk should therefore be considered.

Application 21/P/0751/FUH - Pharaohs House, Wrington Hill, Wrington, Bristol, BS40 5PL

The property sits within the Green Belt, outside the Wrington settlement boundary and is therefore subject to NSC's Development Management Policy DM 12.

The proposed timber garage is subordinate to the main dwelling, having a footprint of 72m² (12m x 6m), single storey and is of good design, appropriate to its setting and constructed of sustainably sourced timber. There is no impact upon neighbouring properties, including the immediate neighbours at Park Cottage, and neither is there any adverse impact upon the openness of the Green Belt.

The property also sits within Zone A of the North Somerset and Mendip Bats SAC. It would therefore be appropriate to suggest that a replacement length of hedgerow be conditioned and planted within the curtilage by the applicant in order to compensate for the loss of the 6m or so to be sacrificed to accommodate the new garage. Such would thus continue to offer foraging for bats and mitigate the loss of the 6m length proposed.

This Council otherwise offers no objections to the proposed works.