

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wrington Parish Council
held at 6.30pm on Tuesday 16 March 2021**

Present: Cllr B Taylor (Chair) Cllr D Yamanaka
Cllr J Steinbach Cllr H Ward
Cllr L Vaughn J Bishop (Assistant Clerk)

In attendance: A member of the Keep Wrington as Wrington group

1 Apologies for absence

Apologies for absence were received from Cllrs Neve, Coffey, Treweek, Bigg and Samuel.

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

A member of the Keep Wrington as Wrington group attended to observe the workings of the Committee. He did not wish to address the meeting.

4 Minutes of the previous meeting

The Minutes of the meeting held 23 February 2021 reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

There are no items of direct relevance to the parish to be discussed at the meeting scheduled for 17 March. However, the Inquiry into the appeal on a material change of use at Coles Garage had been held today. It was believed the result of the inquiry would be published tomorrow.

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/2711/AIN – Bristol Airport, North Side Road, Felton, Bristol, BS48 3DY – refused
- 20/P/2712/EA1 – Bristol Airport, North Side Road, Felton, Bristol, BS48 3DY – refused
- 20/P/3215/FUH – Kantega, Ropers Lane, Wrington, Bristol, BS40 5NF – approved

It was also noted that 21/P/0099/LDP (Mill Farm Cottage, Mill Lane, Wrington, BS40 5RA) had been refused 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/0467/SJA - Car Wash Building, Car Rental Consolidation Centre, Bristol International Airport, North Side Road, Bristol, BS48 3AQ**
- **21/P/0468/SJA - Car Rental Consolidation Centre, Bristol International Airport, North Side Road, Felton, BS48 3AQ**
- **21/P/0469/SJA (Car Valet Building, Car Rental Consolidation Centre, Bristol International Airport, North Side Road, Bristol, BS48 3AQ**

Cllr Taylor explained that this type of application was for the installation of solar PV panels at non-domestic properties. Councillors agreed there were no objections to the proposed installations.

- **21/P/0406/TPO - 14 Alburys, Wrington, Bristol, BS40 5NZ**
Cllr Taylor explained that the application was for work to a protected Holm Oak. He suggested that the Council agree with the recommendations in arboriculturalist's report. Councillors agreed to the comment as drafted.
- **21/P/0449/FUH - 12 Garstons Close, Wrington, Bristol, BS40 5QT**
Councillors discussed that neighbouring properties had carried out similar work and agreed to submit the comment as drafted.
- **21/P/0499/NMA - Land at Cox's Green, Havyatt Road, Wrington**
Cllr Taylor felt, on the face of it, there would be problem with altering the handling of plot 31. However, following an email from a resident, he was made aware that this application was more complicated than it first appeared. The planting of various hedges do not correspond to the approved drawings and, furthermore, plans had been uploaded to NSC's website relating to other plots. He suggested amending the draft comment to:

The Application purports to relate solely to a change of handling of Plot 31 as set out in Drawing 3014.P.324 Rev N submitted with the Application and to that sole aspect this Council offers no objection.

However, a resident has drawn the Council's attention to the fact that the hedge lines on the submitted Drawing 3014.P.301 Rev AF (and the subsequently submitted Drawing 3014.P.302 Rev S) do not correspond with those approved and agreed under Planning Application 20/P/0498/NMA (Drawing 0918.00012.29.100.20). Specifically, the hedge lines to the northern boundary of the site need to be amended and reinstated to the lines previously approved. Until that has taken place, this Council will object strongly.

The Council is also very concerned that, on 15th March 2021, a further tranche of 'amended plans' was posted on the Council's planning website against this reference relating to several other plots on the site, though, like the misaligned hedge, the application itself makes no reference to plots other than No.31. Also lodged simultaneously is a further site plan (Drawing 3014.P.302 Rev S) which also defines a hedge line contrary to that agreed and approved.

It may be that the applicant has made a mistake, or it may be that the applicant is seeking to sneak through the 'back door' various other amendments which, when viewed cumulatively, constitute more than a non-material amendment relating to Plot 31 only as specified in Section 6 of the Application Form.

This Council therefore maintains its strong objections until such time as the submitted plans are amended, removed or a further and complete application is lodged by the applicant. This Council is losing patience with the developer of this site who appears to have a cavalier attitude towards approved and agreed plans and whose every move has to be subject to close monitoring to ensure on-going compliance is respected.

The Council agreed to submit the above objection. Cllr Taylor offered to thank the resident who had informed the Council of these issues and also send him a copy of the Council's objection. The meeting agreed.

- **21/P/0452/FUH - 3 Kings Road, Wrington, Bristol, BS40 5LW**
Councillors discussed whether the grass bank was within the curtilage of the property and, if not, who owned it. It was also felt it would adversely affect the street scene and was possibly contrary to current planning policy. The Council 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 updated Creating Sustainable Buildings and Places Supplementary Planning Document**
The Assistant Clerk confirmed that the response on this consultation had been submitted. It was agreed the response should be circulated to Councillors.
- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements:
21/P/0447/DCM, 21/P/0461/DCO, 21/P/0506/DCM, 21/P/0507/DCM,
21/P/0508/DCM, 21/P/0509/DCM and 21/P/0560/DCO**
These were noted

Cllr Taylor brought two applications (21/P/0518/AOC and 21/P/0598/AOC) from the Weekly List of Registered Applications to the meeting's attention. The applications related to The Old Forge which is close to the parish boundary and were for the discharge of conditions relating to a previous application. Cllr Yamanaka offered to look at the applications to see whether a comment was necessary.

Cllr Taylor introduced the application for an off-site airport car park at Puxton (20/P/1438/FUL) because the Parish Councils' Airport Association (PCAA) had asked for the Council's views.

As this discussion contained sensitive information with a direct bearing on live appeal proceedings the member of the Keep Wrington as Wrington group was asked to leave, which he did after thanking the Council for allowing him to observe the meeting.

Cllr Steinbach outlined the details of the application and Councillors discussed whether they were for or against the proposal. It was agreed that the Council would take no view on the application and Cllr Steinbach should communicate this to the PCAA.

The Meeting was closed at 7.20pm

Chairman

WRINGTON PARISH COUNCIL

Comments submitted to North Somerset Council following a Virtual Planning Committee Meeting on 16 March 2021

Application 21/P/0467/SJA – Car Wash Building, Car Rental Consolidation Centre, Bristol International Airport, North Side Road, Bristol, BS48 3AQ

This Council offers no objections to the proposed installation of solar PV panels as described in this application.

Application 21/P/0468/SJA - Car Rental Consolidation Centre, Bristol International Airport, North Side Road, Felton, BS48 3AQ

This Council offers no objections to the proposed installation of solar PV panels as described in this application.

Application 21/P/0469/SJA - Car Valet Building, Car Rental Consolidation Centre, Bristol International Airport, North Side Road, Bristol, BS48 3AQ

This Council offers no objections to the proposed installation of solar PV panels as described in this application.

Application 21/P/0406/TPO - 14 Alburys, Wrington, Bristol, BS40 5NZ

The Council is comfortable with the recommendations put forward by the arboricultural consultant in his report dated 18 January 2021 and therefore offers no objections to the works proposed to manage the tree set out in Paragraphs 6.4 and 7.1 of his report.

Application 21/P/0449/FUH - 12 Garstons Close, Wrington, Bristol, BS40 5QT

The Council offers no objections to the works proposed.

Application 21/P/0499/NMA - Land at Cox's Green, Havyatt Road, Wrington

The Application purports to relate solely to a change of handling of Plot 31 as set out in Drawing 3014.P.324 Rev N submitted with the Application and to that sole aspect this Council offers no objection.

However, a resident has drawn the Council's attention to the fact that the hedge lines on the submitted Drawing 3014.P.301 Rev AF (and the subsequently submitted Drawing 3014.P.302 Rev S) do not correspond with those approved and agreed under Planning Application 20/P/0498/NMA (Drawing 0918.00012.29.100.20). Specifically, the hedge lines to the northern boundary of the site need to be amended and reinstated to the lines previously approved. Until that has taken place, this Council will object strongly.

The Council is also very concerned that, on 15th March 2021, a further tranche of 'amended plans' was posted on the Council's planning website against this reference relating to several other plots on the site, though, like the misaligned hedge, the

application itself makes no reference to plots other than No.31. Also lodged simultaneously is a further site plan (Drawing 3014.P.302 Rev S) which also defines a hedge line contrary to that agreed and approved.

It may be that the applicant has made a mistake, or it may be that the applicant is seeking to sneak through the 'back door' various other amendments which, when viewed cumulatively, constitute more than a non-material amendment relating to Plot 31 only as specified in Section 6 of the Application Form.

This Council therefore maintains its strong objections until such time as the submitted plans are amended, removed or a further and complete application is lodged by the applicant. This Council is losing patience with the developer of this site who appears to have a cavalier attitude towards approved and agreed plans and whose every move has to be subject to close monitoring to ensure on-going compliance is respected.

Application 21/P/0452/FUH - 3 Kings Road, Wrington, Bristol, BS40 5LW

The property lies outside the Conservation Area and within the settlement boundary. According to the Drawings provided, particularly Drawings JLS-5 and JLS-8, it would appear that the property's curtilage ends at the top of the existing grass bank alongside the highway, which begs the question 'who is the owner of the grass bank to be excavated?' Ownership therefore needs to be firmly established prior to any of the proposed works commencing and if that area of land is the property of North Somerset Highways, then their consent must also be obtained. Therefore until that aspect has been clarified, this Council is obliged to object to the application. This Council is also concerned that, if this application is approved, a precedent will have been established for other properties on the south side of Kings Road to undertake similar works which would have a potentially adverse effect on the street scene as exists.