

**Minutes of a Zoom Virtual Meeting of the Planning Committee of
Wrington Parish Council
held at 6.30pm on Tuesday 27 April 2021**

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

1 Apologies for absence

Apologies for absence were received from Cllr 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 6 April 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

There were no matters of direct relevance to the parish discussed at the meeting on 21 April. The papers for the meeting to be held in May 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/3011/FUH - Ashley House, Silver Street, Wrington, Bristol, BS40 5QE - approved
- 21/P/0406/TPO - 14 Alburys, Wrington, Bristol, BS40 5NZ - approved
- 21/P/0449/FUH - 12 Garstons Close, Wrington, Bristol, BS40 5QT - approved
- 21/P/0652/AOC - 2 Webbsbrook House, Silver Street, Wrington, Bristol, BS40 5QL - approved

It was also noted 21/P/0499/NMA (Land At Cox's Green, Havyatt Road, Wrington) had been approved with this established after the meeting papers had been circulated.

On the subject of 21/P/0561/FUH (Lodge House, Kingdown Road, Bristol, BS40 5TP), Cllr Taylor explained the Case Officer had been in contact to say that NSC considered that the replacement garage building was unacceptable in this location. Following negotiations with the applicant, this has now been removed from the proposal, leaving only for a single-storey rear extension which NSC intends to approve. The meeting agreed there were no objections to the reduced

application but they would like to express their thanks to the Case Officer for being kept informed and being offered the opportunity to submit a further response.

Cllr Samuel joined the meeting

7 Planning Applications

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

- **21/P/0895/FUL - Lye Hole Cottage, Sutton Lane, Redhill, Bristol, BS40 5RL**
- **21/P/0906/FUH - The Bungalow, Downside Road, Backwell, Bristol, BS48 3DH**
- **21/P/0949/FUH – Elmdene, Cox's Green, Wrington, Bristol, BS40 5QU**
The Council agreed to submit the comments 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/0992/DCM, 21/P/1001/DCO and 21/P/1112/DCM**
These were noted

Cllr Taylor introduced the subject of NSC's pending public consultation on the A38 Major Road Network Scheme. The Council's response, supporting comments made by the Parish Councils' Airport Association, was noted and further updates would be circulated as they were received.

The Meeting was closed at 6.38pm

Chairman

WRINGTON PARISH COUNCIL**Comments submitted to North Somerset Council following a
Virtual Planning Committee Meeting on 27 April 2021****Application 21/P/0895/FUL - Lye Hole Cottage, Sutton Lane, Redhill, Bristol, BS40 5RL**

This property sits with the Green Belt, outside of any settlement boundary and is therefore subject to the constraints set out within NSC's Development Management Policies DM12 and DM57 and Core Strategy CS22. In view of its isolated location, there will be no adverse impact upon neighbouring properties.

The Council has no objections to the proposed development of the 'Goose House' to holiday let accommodation, subject to the resolution of the following conditions;-

- Parking on site is strictly limited to current occupants of the holiday let and that at no time will parking be permitted for airport users.
- The recommendations contained in the Ecological Report relating to levels of lighting are respected and complied with (The site sits in the Zone C covered by the North Somerset and Mendip Bats SAC.).
- The Elevation Plans indicate that there will need to be some extraction of surface soil to 'level' the area surrounding the Goose House, but there is no indication how the extracted material is to be dealt with. Bearing in mind the close proximity of the watercourse, proposals would be welcomed.

Application 21/P/0906/FUH - The Bungalow, Downside Road, Backwell, Bristol, BS48 3DH

Despite having a Backwell address, the property sits within the Wrington Parish boundary and within the Green Belt. In view of the situation of the property however, it is not considered that the proposals will have any adverse impact upon the openness of the Green Belt or neighbouring properties, save as potentially set out below.

The Council offers no objections to the addition of three dormers to the front of the property. The proposals put forward offer no reason why the existing garage is to be converted to an annex to comprise further accommodation and also whether it is intended for holiday/tourist accommodation or whether it is for use exclusively by a family member. This should be clarified and until clarification has been put forward, this Council will not offer its approval to that aspect of the application.

If the developed annex is to be for family accommodation, then an appropriate condition must be imposed to prevent any other usage, including its future sale as a separate dwelling. If however, the annex is proposed for use as holiday/ tourist accommodation, then the constraints set out within NSC's Development Management Policy DM57 and Core Strategy CS22 apply and, once again, the accommodation should be conditioned in order to prevent the site being used for other than *bona fide* visitor accommodation and not as a means to enable off-site

airport car parking to take place on the site which in turn has the potential to impact adversely upon neighbouring properties.

Application 21/P/0949/FUH – Elmdene, Cox's Green, Wrington, Bristol, BS40 5QU

The Council notes that this Application is similar to and a modification of that Application approved by North Somerset Council on 6 April 2020 under Application 20/P/0012/FUH.

This Council has noted the changes proposed and offers no objections to the amendments as contained within the current Application.