

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 12 October 2021**

Present:	Cllr B Taylor (Chair)	Cllr L Samuel
	Cllr H Ward	Cllr J Steinbach
	Cllr P Neve	J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies for absence were received from Cllrs Yamanaka, Lovell and Bigg.

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 on 27 April 2021 were reviewed and adopted as a true record. The comments submitted to North Somerset Council, under delegated powers for applications registered between 23 August and 19 September 2021, were ratified by the Committee.

5 NSC Planning and Regulatory Committee

There were no matters of direct relevance to the parish discussed at the meeting on 18 August. The next meeting is scheduled for 13 October where the dismissal of the following appeals would be noted:

- 20/P/2367/FUL - Hi Field Lodge, Hi Field, School Road, Wrington.
- 20/P/1075/FUL - P J Hare Ltd, Havyatt Road Trading Estate, Havyatt Road, Wrington.
- 19/P/2605/LDP - Railway Wharf, Station Road, Wrington.

6 Decision Notices issued by NSC

There were no new Decision Notices when the meeting papers had been circulated. However, since then, NSC had issued the following notices:

- 21/P/0452/FUH (3 Kings Road Wrington Bristol BS40 5LW) - approved.
- 21/P/1531/FUH (Combe Fields, Downside Road, Backwell, Bristol, BS48 3DH) – approved.
- 21/P/2317/FUL (Land Off Sutton Lane, Sutton Lane, Butcombe, BS40 7XQ) – approved.

7 Planning Applications

A list of planning applications had been circulated with the meeting papers.

- **21/P/2680/FUH - 6 Garstons Close, Wrington, North Somerset, BS40 5QT**
Councillors agreed there were no objections to the works proposed.

8 Other Planning Issues

- **Department for Levelling Up, Housing and Communities and the Ministry of Defence consultation- Supporting defence infrastructure and the future of time-limited permitted development rights**
Cllr Taylor read out the online questions. Councillors agreed responses which can be found in the Combined Comments at the end of these Minutes.
- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge the following requirements 21/P/2667/DCM and 21/P/2686/DCO**
These were noted

Cllr Taylor introduced the subject of NSC's consultation on the draft Housing Strategy 2022 to 2027. It was noted the Council had not been informed of this consultation until it was advertised in the Town & Parish Digest. It was agreed that Cllr Taylor would prepare a draft response for consideration at the full Parish Council meeting on 20 October.

The Meeting was closed at 6.48pm

Chairman

Comments submitted to North Somerset Council on Planning Applications registered between 23 August and 19 September 2021

Agreement, under the Emergency Scheme of Delegation, was obtained by email from Councillors. Please see individual comments for Councillors' approval.

Application 21/P/1850/FUL – 5 Bakers Buildings, Station Road, Wrington, Somerset, BS40 5LQ

The property sits within the Wrington Settlement Boundary and the Conservation Area and is also subject to an Article 4 Direction effective from 21 April 1995 relating to changes to and preservation of existing fenestrations.

This proposal seeks to upgrade and replace on a like-for-like basis, the sash windows to the front of the property, together with the porch door. The proposed designs are in keeping with those already in place and with surrounding properties within the Conservation Area and therefore this Council offers no objections to the plans as proposed.

Due to the restrictions placed on the council as a result of the Coronavirus pandemic, this response represents the opinion of members of this Council identified through a consultation process and will be ratified at the next appropriate meeting of the council.

Agreement, under the Emergency Scheme of Delegation, was obtained by email from Cllrs Taylor, Vaughn, Treweek, Yamanaka, Ward, Neve, Samuel and Steinbach.

Application 21/P/2317/FUL – Land off Sutton Lane, Sutton Lane, Butcombe, BS40 7XQ

Whilst technically in Butcombe Parish, the site in question abuts the boundary between Wrington and Butcombe Parishes and is reached via Sutton Lane and Wrington Parish. This Council commented on two previous applications relating to this land, references 16/P/1854/F and 17/P/0455/F.

The earlier application sought permission for the erection of a stable block for 3 horses, together with a sheep pen, feed store, tackroom and hay store (total footprint approx. 100m²) plus change of use to agricultural and equine use. The current application seeks to erect a further agricultural building with a footprint of 98m² for agricultural storage and barn use, coupled with occasional use for sheep, together with appropriate hard standing. The site is within the Green Belt where proliferation of buildings or structures on the land would harm its openness in accordance with policies CS6 and CS12 of the North Somerset Core Strategy and policies DM12 and DM32 of the North Somerset Sites and Policies Plan - Part 1. This Council therefore objects to this further development as proposed. Is the 'existing' sheep pen area (approx. 13.32m²) set out in the Plans approved under the 2016 application (Drawing 1375/16/02) now planned to be used for further stable accommodation with the new building to accommodate the sheep?

The 2016 application was conditioned as to lighting on site, with a prohibition on any artificial or flood lighting on site and a similar condition needs to be imposed on any further development approved, in the interests of protecting the character and appearance of the countryside and the openness of the Green Belt in accordance with policies CS3, CS6 and CS12 of the North Somerset Core Strategy, and policies DM12, DM51 and DM52 of the North Somerset Sites and Policies Plan - Part 1.

Due to the restrictions placed on the council as a result of the Coronavirus pandemic, this response represents the opinion of members of this Council identified through a consultation process and will be ratified at the next appropriate meeting of the council.

Agreement, under the Emergency Scheme of Delegation, was obtained by email from Cllrs Taylor, Vaughn, Treweek, Yamanaka, Ward, Neve, Samuel and Steinbach.

Application 21/P/2382/FUH – Highwood House, Winters Lane, Redhill, North Somerset, BS40 5SH

This property sits outside of any settlement boundary, but within the Green Belt and Zone C of the Mendip and North Somerset Bats Special Area of Conservation.

A previous application (04/P/1864/F) was approved by North Somerset Council in September 2004 for the erection of a first floor extension and replacement of existing conservatory with a single storey side extension. In the event, the single storey side extension (approx. 16.78m²) was completed, but the proposed first floor extension was not.

It is now proposed to undertake that first floor extension over the existing kitchen area and to add a further ground floor extension and first floor extension to the existing roof height on the current building, cumulatively making an *en-suite* master bedroom and balcony on the first floor. Drawing PL04 – Proposed Plan and Elevations, also indicates the plan to incorporate a chimney through from the ground floor dining area, which is also shown on the rear elevation, but is not shown on the front elevation. The proposed chimney exceeds the ridge height of the property. The overall effect of the works currently proposed would increase substantially the bulk of the building and, together with the single storey extension replacing a conservatory, sanctioned under 04/P/1864/F, may cumulatively exceed the 50% increase in Gross Floor Area used as a guideline in Policy DM12.

It is noted that the property sits apart from neighbouring dwellings and will have little overbearing effect on neighbours, but overall, the bulk of the building would appear to be almost double that of the original building, with consequent increased impact on the openness of the Green Belt in non-compliance with Policies CS6 and DM12.

This Council therefore feels minded to object to the additional development proposed on the bases set out above.

Due to the restrictions placed on the council as a result of the Coronavirus pandemic, this response represents the opinion of members of this Council identified

through a consultation process and will be ratified at the next appropriate meeting of the council.

Agreement, under the Emergency Scheme of Delegation, was obtained by email from Cllrs Taylor, Vaughn, Treweek, Yamanaka, Ward, Neve, Samuel and Steinbach.

Application 21/P/2420/FUH – 4A Redcroft, Redhill, North Somerset, BS40 5SL

The property sits outside of any Settlement Boundary and within the Green Belt and is washed over by Mendip and North Somerset Bats Special Area of Conservation, Zone C.

The addition of one dormer to the front elevation was approved under Planning Application 18/P/3907/FUH, but this work was never implemented. The current application seeks approval for two dormers on the front elevation enabling the creation of a total of five bedrooms, the two new rooms being accommodated within the front roof space of the property.

The plans indicate good design with no adverse impact upon neighbours or impact upon the openness of the Green Belt and this Council therefore offers no objections to the proposal as submitted.

Due to the restrictions placed on the council as a result of the Coronavirus pandemic, this response represents the opinion of members of this Council identified through a consultation process and will be ratified at the next appropriate meeting of the council.

Agreement, under the Emergency Scheme of Delegation, was obtained by email from Cllrs Taylor, Vaughn, Treweek, Yamanaka, Ward, Neve, Samuel and Steinbach.

SUPPLEMENTARY COMMENT NO.3 FROM WRINGTON PARISH COUNCIL FOLLOWING HIGHWAYS & TRANSPORT; PLACE DIRECTORATE ADDENDUM 19 AUGUST 2021 RE PLANNING APPLICATION 20/P/2990/OUT - LAND OFF BUTTS BATCH, WRINGTON.

Wrington Parish Council has read with interest the further comments submitted by Highways & Transport in response to further submissions by the developers Strongvox and wish to make further submission as below.

Road Safety Audit

This Council welcomes the review of the Stage 1 Road Safety Audit by North Somerset's Highway Safety Engineer. It also notes that the proposal to stop existing residents from parking on the existing footway is opposed by the developer. It seems to this Council that if parking on the footway (which in certain places along Butts Batch has been allowed for many years to date) is prohibited, then those vehicles which do so at present, would have to use the carriageway to park, and that would create further restrictions on the availability of the highway to accommodate

heavier and wider traffic than it can safely do at present. The cost of obtaining a Traffic Regulation Order would simply create problems elsewhere on the highway and serve no useful purpose.

There would also appear to be a potential to restrict the visibility splay for vehicles accessing or exiting the development site and also over the brow of the hill to the north of the proposed access point.

Pedestrian Access to Westward Close

The developer has submitted a Planning Application (Ref 21/P/2120/FUL) which has yet to be determined. At time of writing there has been a substantial weight of opposition to this proposal for a variety of reasons.

Wider Footway Network

This Council agrees that the section of Station Road without a footway can be avoided by using the public rights of way through The Glebe, accessing Station Road opposite the entrance to Brooklyn, but this route is far from meeting users' desire lines and would not constitute a natural choice route to the village centre from the site. Users would also need to traverse Station Road to access The Glebe.

Local Public Transport Connections

The site is absolutely not serviced by any realistic public transport system. The route A5 which continues to be erroneously referred to, ceased to run from spring 2021 (closed 31 March 2021) and there is no current realistic replacement service, as this Council has continued to point out. The only service runs early morning between Wrington and Langford or northwards to Winford via the airport. There is no replacement service on the horizon at this time and the aspirations for a wider (and more useful) service have yet to be realised. In the meantime, private vehicular use would have to be the means chosen by residents to achieve wider access to, for instance Bristol, Weston-super-Mare or Yatton for other transport facilities. This renders the development proposed as unsustainable in economic or environmental terms, with the outcome being that there will be a potential to increase vehicle usage by approximately 40 vehicles per day outbound and 40 vehicles returning inbound (using the assumption that approx. 60% of residents will drive for work or other (eg shopping) purposes each day. This figure takes no heed of associated traffic movements by say delivery drivers, refuse collections, visitors, postal workers etc (or aspirational regular bus services).

This Council re-affirms its view that the development proposed should fall to be refused for the very many reasons already put forward and in view of the huge volume of objections submitted by residents who care for and wish to protect the village character of the area and its surroundings and not see them trashed by inappropriate development or speculative building projects such as this.

Due to the restrictions placed on the council as a result of the Coronavirus pandemic, this response represents the opinion of members of this Council identified through a consultation process and will be ratified at the next appropriate meeting of the council.

Agreement, under the Emergency Scheme of Delegation, was obtained by email from Cllrs Taylor, Vaughn, Yamanaka, Steinbach, Samuel and Treweek. Cllr Abdul-Wahab declared a person interest in this application as she lives near the site.

Application 21/P/2471/FUL - Uplands, Wrington Hill, Wrington, North Somerset, BS40 5PL

Wrington Parish Council has no objection to this application for a small PV array in the green belt, provided that a condition is included that no hedges should be removed as a consequence of the installation.

Due to the restrictions placed on the council as a result of the Coronavirus pandemic, this response represents the opinion of members of this Council identified through a consultation process and will be ratified at the next appropriate meeting of the council.

Agreement, under the Emergency Scheme of Delegation, was obtained by email from Cllrs Yamanaka, Taylor, Neve, Samuel, Steinbach, Ward and Treweek.

Application 21/P/2604/FUH - 11 Garstons Orchard, Wrington, North Somerset, BS40 5LZ

Wrington Parish Council does not object to the first floor extension and change of windows, or to the proposed changes to the existing conservatory roof and accompanying gable end. However, the application for conversion of the garage (which appears to be retrospective) removes a parking space. According to the Parking Standards SPD there should be two parking spaces for this 3-bedroomed house, but removal of the garage just leaves one parking space on the drive.

Due to the restrictions placed on the council as a result of the Coronavirus pandemic, this response represents the opinion of members of this Council identified through a consultation process and will be ratified at the next appropriate meeting of the council.

Agreement, under the Emergency Scheme of Delegation, was obtained by email from Cllrs Yamanaka, Taylor, Neve, Samuel, Steinbach, Ward and Treweek.

**Comments on Planning Applications and Consultations considered at a
Planning Committee Meeting on 12 October 2021**

**Application 21/P/2680/FUH - 6 Garstons Close, Wrington, North Somerset,
BS40 5QT**

The Council has no objections to this application.

**Department for Levelling Up, Housing and Communities and the Ministry of
Defence consultation- Supporting defence infrastructure and the future of
time-limited permitted development rights**

Q.1.a Do you agree that the right allowing markets to be held by or on behalf of local authorities for an unlimited number of days per year (Part 12, Class BA) should be made permanent?

- No objections

Q.1.b. Do you have any evidence as to any benefits and impacts as a result of introducing this right for markets, or have views of future impacts were the right made permanent?

- No evidence

Q.1.c. Do you think that there should be a limit on the number of days that this right can be used for in a calendar year?

- No comment. No view

Q.1.d. Do you have views on whether there should be additional restrictions on the use of this right to mitigate against potential impacts of making this permanent, including proximity to scheduled monuments?

- No

Q.2.a. Do you agree that the right allowing for the provision of moveable structures (Part 4, Class BB) should be made permanent?

- Yes

Q.2.b. Do you have any evidence of benefits and impacts as a result of the introduction of the right for moveable structures (Part 4, Class BB), or have views on potential future impacts were the right made permanent?

- No evidence

Q.2.c. Do you think the right for moveable structures (Part 4, Class BB) should be limited to 56 days per calendar year?

- No

Q.2.d. Do you think that the right for moveable structures (Part 4, Class BB) could be greater than 56 days, or allowed for an unlimited number of days, in the curtilage of non-listed buildings?

- Yes

Q.2.e. Do you agree that there should be a height limit for the moveable structures of 4 metres?

- Yes

Q.2.f. Do you agree that there should be a size threshold on the moveable structures allowing them to be up to 50% of the footprint of the existing building on site?

- Yes

Q.2.g. Do you have any evidence of impacts specifically on heritage assets, including listed buildings as a result of the introduction of the right for moveable structures (Part 4, Class BB). Do you have any views on potential future impacts on heritage assets were the right made permanent?

- No

Q.2.h. Do you have views on whether there should be any other additional restrictions on the use of this right (Part 4, Class BB) to mitigate against potential impacts of making this permanent?

- No

Q.3. Do you think that any of the proposed changes in relation to the future of the time-limited permitted development rights could impact on: a) businesses b) local planning authorities c) communities

- Do not know

Q.4. Do you think that any of the proposed changes in relation to the future of the time-limited permitted development rights could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).

- Do not know

Q.5-15.

- No response as unable to comment due to lack of MOD sites in or close to Parish.