

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room at 6.30pm on Tuesday 10 January 2023**

Present: Cllr B Taylor (Chair) Cllr J Steinbach
Cllr D Yamanaka Cllr M Abdul-Wahab
Cllr H Ward (to item 4) Cllr L Vaughn (from item 3)
J Bishop (Assistant Clerk)

In Attendance: The applicant for application 22/P/2649/FUL and a resident

1 Apologies for absence

Apologies for absence were received from Cllr Bigg.

2 Declarations of Interest

Cllr Abdul-Wahab declared a personal interest in application 22/P/2649/FUL (Land West of 4 Butts Orchard Wrington, BS40 5DR) as she lives near to the site.

3 Public Participation

The applicant for 22/P/2649/FUL (Land West of 4 Butts Orchard Wrington, BS40 5DR) and a resident attended to hear the Council's discussions on that application. The Chair offered to bring forward that item on the agenda and the Meeting agreed.

4 Minutes of the previous meeting and matters arising

The Minutes of the meeting held on 13 December 2022 were reviewed and adopted as a true record. There were no matters arising.

Public Participation

The Meeting returned to Public Participation and application 22/P/2649/FUL (Land West of 4 Butts Orchard Wrington, BS40 5DR).

Cllr Vaughn joined the meeting.

The applicant outlined the details of the application, expanding on a document he had prepared which had been previously circulated to Councillors after the Meeting papers had been circulated but shortly prior to the Meeting taking place. He explained that he understood neighbouring properties would probably prefer the site to be left as an open green space. Because of this he had spoken to them which had led to several amendments to his plans. He had also offered to help improve the drainage of the access lane to the houses '1-4 Butts Orchard'. He felt the reasons that previous applications had been refused were no longer valid. Those applications had been for a larger building which would have been closer to the Listed Building of 'Butts Orchard'. More recently, the setting of 'Butts Orchard' has been permanently changed by the building of a garage and an increase in the height of the boundary wall. There was also now a substantial hedge between the site and the house of 'Butts Cottage'. Therefore, he felt the

visual relationship between the 'Butts Orchard' and 'Butts Cottage' had been permanently broken. He believed the proposed development was an infill in the settlement boundary and complied with current planning policy.

The resident showed Councillors photos of the site. He explained the site was higher than the houses '1-4 Butts Orchard' and 'Butts Cottage' which would make the new house highly visible with a dominant position and an urban feel. Also, the application had not included West and East elevations which would have revealed the house will overlook neighbouring bedrooms. He further explained that when the houses '1-4 Butts Orchard' had been built it had been originally planned that 2 houses would be on that site but this had been revised to leave the site as an open green space. He said the site, as it was at the moment, was valued by himself and neighbouring properties who had helped maintain it over the years. He did not agree that the link between 'Butts Orchard' and 'Butts Cottage' had been broken and thought the development would be detrimental to both of them. He was also concerned that, although at the moment the house was not as large as had been proposed in the past, there would be further applications (from future owners) to enlarge it, exacerbating the issues he had raised.

Cllr Taylor outlined the history of two previous planning applications relating to the site. The first application had been refused and then dismissed at appeal. A later application had been withdrawn by the then applicant. It was noted the site is in the Conservation Area and Zone B of the North Somerset and Mendip Bats Special Area of Conservation. It was also noted, as already mentioned, that '1-4 Butts Orchard' were built it had originally been proposed that some of them would be on this site but that later been amended to leave the site as an open space.

Councillors discussed whether the proposed development complied with current planning policy and whether the reasons given for refusal of the previous application were still valid. As there was some disagreement about this Cllr Taylor asked for a show of hands on whether the Council should object to the application. All but one Councillor were in favour of objecting. It was, therefore, agreed to object to the application on the basis that the proposed development is contrary to current planning policy and the reasons for the refusal of previous applications are still valid.

Cllr Ward left the meeting.

5 NSC Planning and Regulatory Committee

There were no items of direct relevance to the parish on the agenda for the meeting to be held on 18 January.

6 Decision Notices issued by NSC

A list of Decision Notices had been circulated prior to the meeting and these were noted. In summary:-

- 22/P/1614/FUH - 15 School Road, Wroughton, BS40 5PE - approved
- 22/P/2376/AIN - Bristol Airport, North Side Road, Felton, Bristol, BS48 3DY - approved

- 22/P/2800/AGA - Woodland West of Winters Lane, Redhill, Wroughton – approved (ie, prior approval not required)

It was also noted that 22/P/2613/TRCA (14 The Cottages, Station Road, Wroughton, BS40 5LH) and 22/P/2782/TRCA (Willows, Church Walk, Wroughton, BS40 5QQ) had both been approved with this established after the meeting papers had been circulated.

7 Planning Applications

A list of planning applications had been circulated prior to the meeting.

22/P/2607/FUH - Little Ridge, Havyatt Road, Wroughton, BS40 5QX

The Council agreed there were no objections to the works proposed but were concerned that the skylights could have an adverse impact on bats given the property's location in Zone B of the North Somerset and Mendip Bats special Area of Conservation.

22/P/2649/FUL - Land West of 4 Butts Orchard, Wroughton, BS40 5DR

Please see agenda item 3 (Public Participation) above.

22/P/2782/TRCA – Willows, Church Walk, Wroughton, North Somerset, BS40 5QQ

It was noted that, due to deadlines over the festive season, the following comment had been agreed via email and submitted to NSC – 'The Council has no objection to the felling of the Cherry tree (T1) if this is deemed to be unviable due to extensive rot. As to the trimming of the Oak tree (T2), the Council is content to be guided by the Tree Officer as to whether the proposed work is too drastic or whether it is acceptable'. The Council ratified the comment submitted.

22/P/2821/FUL - Land Adjacent to Wroughton Chemists, Silver Street, Wroughton, North Somerset, BS40 5QE

Cllr Taylor read out a proposed objection to the application in which it was noted the site is in the Conservation Area and is close to 5 Listed Buildings.

Councillors also noted that this is a retrospective application following complaints to NSC Enforcement about unauthorised works on site. Councillors questioned whether the applicants could really have been unaware that planning permission was required.

Councillors discussed the details of the application and all agreed the building was too tall but, as there was some disagreement as to what could be considered appropriate for a building of this type, Cllr Taylor asked for a show of hands on whether the Councillors agreed with his statement. All but one Councillor agreed with the statement. The dissenting Councillor agreed that the Council should object to the application but disagreed with several parts of the statement. Therefore, it was agreed to object to the application because current planning policy emphasises the importance of conserving and enhancing historic environments and Conservation Areas which the new building does not do:

- The old buildings were considerably shorter so had less visual impact. Although they may not have contributed to the Conservation Area they certainly did not intrude into it as the replacement building does.

- Although not of a high standard or aesthetically pleasing, the old buildings were in a Conservation Area and were, therefore, should have been subject to consideration as to whether they deserved preservation.
- As well as taller, the footprint of the new building is also larger. It can be seen from both Silver Street and Lawrence Road
- The materials used do nothing to enhance the Conservation Area. The new building is not 'elegant, simple and appropriate' as stated in the Design & Access Statement but is purely functional.
- There has been a disregard for protected bat species (which the applicant has admitted).
- The document relating to flood risk was prepared for another site and so is not relevant.
- Finally, the Design & Access Statement mentions that it was easy to access the roof of the old building from the south but the Council can find no record of incidents relating to this.

8 Other Planning Issues

- **Consultation request from Bristol City Council (application 22/P/3028/SCON) on the proposal to make a local development order granting planning permission for the Bristol Heat Network**
This was noted and it was agreed no comment was necessary.
- **Hinkley Point C Connection Project – Development Control Orders, formal submission to discharge 22/P/2976/DCM - 10 (Scheme of Replacement Planting for Stage 8)**
This was noted.

The applicant for 22/P/2649/FUL and the resident left the meeting.

The Meeting was closed at 7.30pm

Chairman