

# **INFORMATION SHEET - WALNUT TREE HILL** **(PARCEL 5856) PRISTON**

Priston Parish Council has prepared the following information about this development to explain the situation and allow residents to make informed opinions if they wish to comment on the recently-submitted retrospective planning applications.

## **LATEST POSITION**

Two applications were submitted to BANES on 22nd and 24th November. The consultation periods are now open until 15<sup>th</sup> and 19th December 2017. Anyone can write to support, object or make comments. These can be submitted on the BANES website, or they can be sent by email or in writing.

If you wish to make comments on both issues please respond separately to each application.

### **Points to note**

#### **A. The Shipping Container**

Application 17/05695/FUL was received by B&NES on 22/11/2017, and the consultation period is now open until 15th December 2017.

The shipping container does not appear in the approved plans, and permitted development rights (which would normally have allowed such a structure) were removed by request of the Chairman of the Development Management Committee on 16/07/2015:

*"I have looked carefully at the concerns raised with the initial application regarding landscaping, and feel the revised application has addressed the issues regarding trees adjacent to neighbouring dwelling, removal of structures & terrace to the northern boundary & request a condition be included within the approval linked to no structures in this area. I note the Parish Council points but feel the officer has worked with the developer to overcome the concerns & the northern boundary will be in keeping with the adjacent area to the north."*

So formal approval for any structure is needed. Pre-application advice for this new Application stated:

*'If a modest store building is to be retained, the scale should be reduced, it should be constructed in materials that are in-keeping and the front should be enclosed with timber doors'*

The new Application seeks to retain the container as secure garden storage, but disguise it with an earth bank to the east and a tapered wall to the south and slightly west.

- The shipping container has been installed outside the housing development boundary of the village, as promulgated this year in the B&NES Placemaking Plan.

- The scale of this building has not been reduced. Efforts have been made to conceal it, although the container would still be plainly visible from the High Street and fields to the south. The materials surrounding the container have not been specified, so it is not known how well they will conceal the building and how those materials will sit in the landscape.
- There is only vague reference to the material used for the front of the shipping container, although there is mention of timber used to reduce glare, suggesting there are windows. Although the plan shows wooden slats across the front, if the primary material is glass and this building becomes used for outdoor accommodation, a party room or office space, there could be considerable light at night coming from a dominant position on the hillside.

## **B. The Rendered Walls**

Application 17/05725/VAR was received by B&NES on 24/11/2017, and the consultation period is now open until 19th December 2017.

The existing approvals referenced a Statement of Materials dated 25.03.15 which stated:

*New walls: Coursed rubble stone to all new walls and retaining wall facing. Stone sourced locally from the Bath Stone Group.*

The walls to east of the garage and in the garden above the house have all been finished in ivory render. Pre-application advice from BANES for this Application stated: Pale coloured rendering is not considered in keeping with location.

The new Application states:

*The retaining wall (sic) is currently rendered and it is proposed to keep this and use the planters for lots of climbing plants to create a totally concealed effect. This will be less imposing than original rubble proposal when plants are mature.'*

- In the current rendered finish, the retaining walls may be considered to be visually intrusive and as such they do not conserve or enhance the local landscape character. The walls are particularly dominant in the approach to Priston from Priston Hill and from many points across the valley in Tunley.
- Plants do not form a lasting solution, and there is no specification of the plants. This is an exposed hillside in full and constant sun. Plants are not likely to survive in 'low level planters' without considerable care and watering. A hard surface has been installed below the wall, so any plants would not be able to access water from the ground. There is no way of guaranteeing that care would be carried out by the owners or tenants of the property. Also the plants could be removed at any time.
- There is lighting all along the wall, which will add to its dominance at night in the village landscape. If the plants fail to thrive or die, the lighting will amplify the appearance of the wall, which is not appropriate for an unlit rural village in open countryside.

## C. The Landscaping

Apart from the planters along the top wall there is no formal request for any change to the landscaping as approved in 2015 (Plan SK250).

- The five trees planted in front of the container are not in the approved Landscaping Plan.

**Please submit support, objections or comments to BANES planning department, by 15<sup>th</sup> December 2017.**

**Quoting the application reference number and address. Please include your name and address (including postcode) when commenting.**

1. Via the BANES website

Click on the following link and search on Walnut Tree Hill

<http://www.bathnes.gov.uk/services/planning-and-building-control/view-and-comment-planning-applications>

Follow the links and fill in the forms.

2. Via email

Write to Christine Moorfield on [development\\_management@bathnes.gov.uk](mailto:development_management@bathnes.gov.uk) (Underscore between development and management.) Please send two separate emails if you wish to comment on both.

3. By post

Mrs Christine Moorfield

Planning Services,  
Lewis House,  
Manvers Street,  
Bath BA1 1JG

### **Please note:**

Please ensure that any comments made are submitted within the 21 day consultation period (as representations received after the determination of any application cannot be considered). Any comment relating to an application should be based on its planning merits and must not contain language that is offensive, abusive or malicious.