

PRISTON PARISH COUNCIL

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Dear Councillor

30 August 2014

You are summoned to attend an Ordinary Meeting of Priston Parish Council to be held on Monday 8 September 2014 in the Village Hall, commencing at 7.00pm.

Prior to the formal business of the meeting there will be an opportunity for electors of the parish to address the Council on matters which cause them concern.

Yours sincerely

Christine

Christine Hunt
Clerk to the Parish Council

A G E N D A

1. Chairman's opening remarks
2. To note apologies
3. Minutes of last meeting
4. Matters Arising
5. Correspondence:
6. Financial Report: To accept report from Clerk (attached)
7. BANES' Review of Housing Development Boundaries (documentation to follow)
8. Rural 20mph Speed Limit Programme
9. Treatment to Village Green (Councillor Davies)
10. Defibrillator: To accept report from Mr Wilkinson (to follow)
11. Footpaths and Bridleways: To accept report from Councillor Whybrow (to follow)
12. Roads and Highways: To accept report from Councillor Girdlestone (attached)
13. Priston Website: To accept report from Mr Bottle (to follow)
14. Planning Application: Outline application for the erection of two live/work buildings and re-alignment of highway
15. To note dates of meeting to be attended outside parish:
Group Three BANES' Parishes Cluster - 9 September at Hinton Charterhouse
BANES' Group ALCA 24 September at Saltford Hall
Parishes Liaison Wednesday 22 October – venue tba
Parishes Forum – Monday 27 October at Radstock Police Station (to be confirmed)
16. Date of next meeting: Monday 17 November 2014 commencing 7.00pm
17. Any other business

Financial Report for Ordinary Meeting 8th September 2014

Balance as Bank Statement as at 31st July 2014 £4,570.20

(There is now no balance in the defibrillator account)

Cheque written and included in this statement

Defibrillator Training £632.80

Cheques written since this statement

Governance and Accountability for Local Councils
(A Practitioners' Guide) £23.00
CPRE membership £36.00
Parish Council's Insurance £265.00
Green Thumb Lawn Treatment (August) £15.50
£339.50

Total cheques written since last meeting **£972.30**

Invoices expected prior to November meeting

Clerk's salary and reimbursement of Broadband £773.25
Cam Valley Subscription £5.00
Green Thumb (Special treatment to be
discussed at meeting) £50.00
Computer indicates both black and colour print
Cartridges will soon need replacement £50.00 (approx)

Christine
September 2014

Current balance at bank as at 13th July 2014
£4,570.20

Proposed Changes to Housing Development Boundary

Land between Church Farm Lane and Church Lane Priston

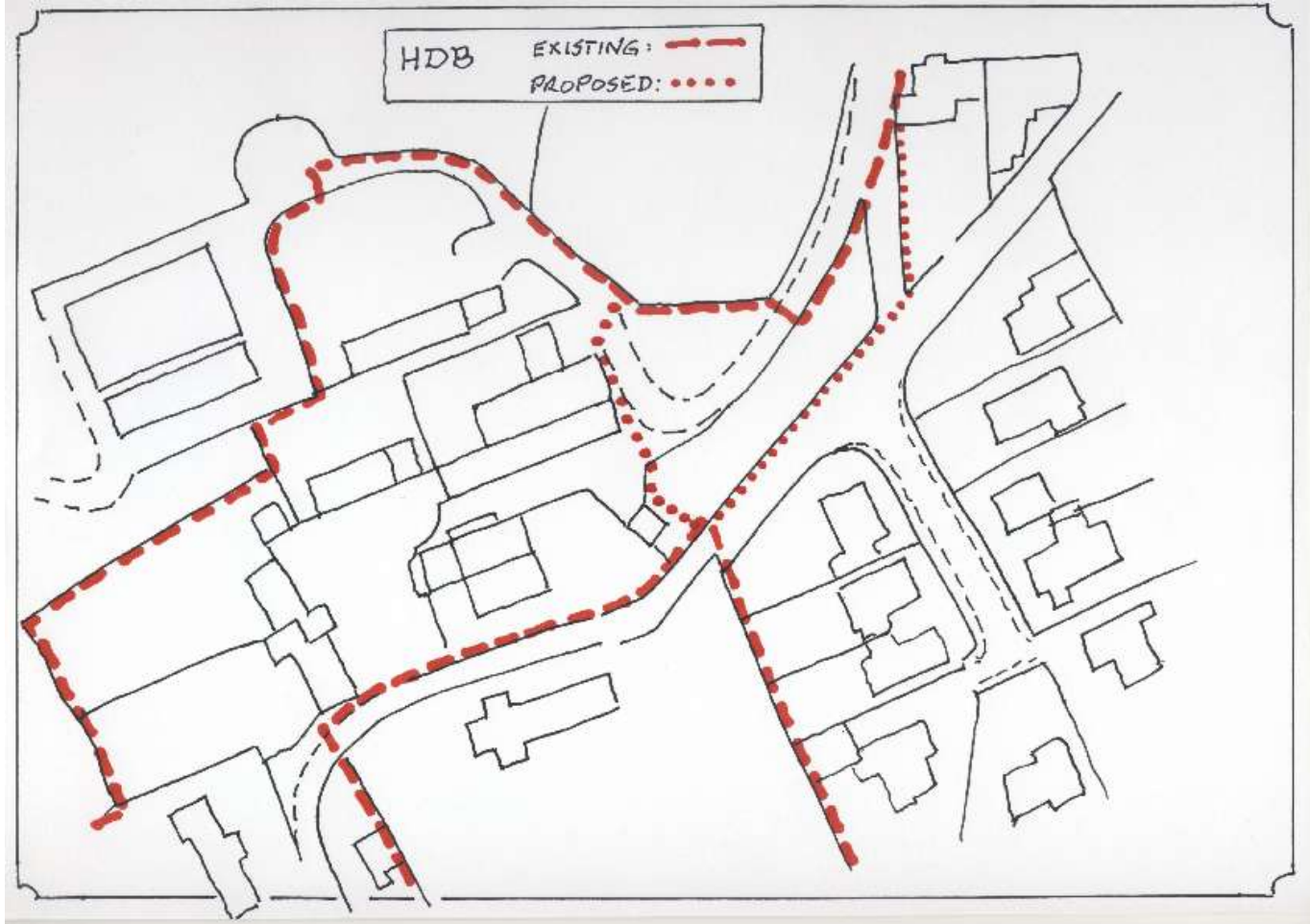
Priston Parish Council recommends that the HDB be modified to exclude land fronting Church Farm Lane between the Village Hall and the Apple store. As marked up on the Map, the new boundary would follow the wall of the Village Hall car park and then take the line of Church Farm Lane until close by the Apple store. The new boundary would then strike north to join up with the existing boundary close to the Old Milking Parlour. The effect of these changes would be to create two HDB's with one common point. The Western part would contain the Church Farm Barn conversions as well as Mead Cottage and Rectory Cottage while the eastern part would be the main part of the village. It is acceptable to have two HDBs within a village, ref Principle 4 of the B&NES guidelines. (A slightly different option would be to inset the boundary north of the Apple Store to allow the possibility of small scale development in a less prominent location).

There are two main reasons for proposing this change. First, there has already been a Planning Application to develop this land for housing (subsequently withdrawn) on the basis that it represents infill and is therefore consistent with policy on villages washed over by the Green Belt. This view was strongly contested by the Parish Council who argued that the site does not meet B&NES definition of infill as "the filling of small gaps within existing development e.g. the building of one or two houses on a small vacant plot in an otherwise extensively built up frontage". The gap is not narrow, at least in the context of a small village like Priston and there is no extensively built-up frontage-merely a lane at one end and a small listed Apple store at the other separated by approximately 70 metres. Correspondence between the Applicant and the Case Officer clearly indicates that had the application not been withdrawn it would have been rejected on the grounds that it did not constitute infill. Despite the lapse of the Local Plan 2007, this analysis still applies as the Adopted Core Strategy specifically states that policy towards villages washed over by the Green Belt will continue to be determined by the previous Supplementary Planning Document, Building in the Green Belt.

Secondly, the land in question constitutes the setting for a number of historic buildings (the Grade I Church and Grade II Church Farm House, Apple Store and Village Hall). The setting of this group of buildings, already compromised to some extent by modern housing development, would be further and significantly damaged by development within the area in question. The importance of preserving the setting of heritage assets is expressed in Policy CP6 (2) of the Adopted Core Strategy. Once again, correspondence between the Case Officer and the Applicant shows a high level of concern at the impact of the development. The Parish Council argues that any development would be seriously detrimental from a heritage point of view and that the land concerned is also an important part of the Green Infrastructure of the village and deserves protection under Policy CP7.

The Parish Council therefore contends that, as the opportunity to revise HDB's has become available, it would be sensible to exclude this land as development there would be inconsistent with Policy. The Council also notes that there are other gaps within the built up frontage along the main village streets which are within the Housing Development Boundary. These lie within the gardens of existing properties and the Council seeks guidance on how The Planning Authority might view an Application to develop such land, as a result of which it may be appropriate to seek further changes in the HDB.

HDB EXISTING: — — — — —
 PROPOSED: ·····



Roads and Highways Report for PPC Meeting 8th September 2014

As reported at the last meeting Pot-holes developing in Watery/Wood Lane were photographed and reported to BANES. The worst ones were repaired promptly and others have been identified with white markings, presumably for later treatment. No further activity has been noted.

There is a grating by the bridge which may require attention before winter.

The lane to the right from the top of Priston Hill (before the blind corner) has several small developing holes in the carriageway which may need attention before winter.

The proposed mandatory 20mph limit through the village is covered under a separate agenda item

Gathorne Girdlestone
29 August 2014

The Priston Web
Report to Priston Parish Council for Meeting on 8 September 2014

Key updates since the July meeting:

- Latest Council minutes and agendas.
- Calendar: Gardening Club, Priston Festival, Beau St. Hoard, PAGE Litter Pick, Church Tower visits, Skittles night, Cricket Club Quiz.
- Photos: Chestnut Tree, The story of the Priston Stone.
- New 768 Bus Timetable.
- Priston headlines: The perfect Priston party, Nigel Vile walks around Priston.

Suggestions/contributions for additional content are most welcome.

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