

Minutes of the Priston Parish Council Meeting

held on Zoom on Thursday 30th April 2020 at 7.30 pm

Present: Cllrs Doug Pattison (Chair), Fiona Hassard, Vicky Pai, Bruce Clarke, Robert Davies and Jocelyn Nichols (Clerk), Richard Bottle, Gavin Young, Emma and Roger Morrad, Lissa Carter, Louise Callan, Gail Pattison.

Planning Application: 20/01311/FUL Fonthill Cottage

The meeting was set up to discuss our response to the planning application proposing:

- a) replace existing lean-to rear extension with larger 2 story extension.
- b) new conservatory on west side
- c) new vehicular access and parking

Louise expressed concern that there was no detail supplied about elevations, and how much light would be seen from the new extension at the rear of the house at night.

Emma and Roger have submitted their concerns to the planners about the reduction in their natural light in Mill Cottage as a result of the new two storey extension. But they are very happy that the house is being developed.

PAGE has expressed concerns to the council prior to the meeting about the loss of several mature trees on the site, and wishes that the new landscaping uses native trees and shrubs to encourage wildlife and ensure a natural looking entrance to the village.

Robert updated councillors on the history of the application and it was agreed that the council would submit the following comments to the planning application:

1. The Parish Council points out that, despite the requirements specified in the SPD Existing Buildings in the Green Belt (End Notes), there are no dimensions on the drawings nor indications of volume changes proposed. It has been made unnecessarily difficult for the Council to respond adequately and with certainty to this proposal.
2. The SPD (Existing Buildings...) and policy GB3 suggest that extensions of about a third in volume would normally be considered appropriate. The Council accepts that the lean-to structure proposed for demolition is a part of the original building and so does not count as part of that proportion (on the grounds that photographic evidence shows that such structures of pre 20th century origin were commonplace in the area). Even so, and despite the Applicant's claim in the Planning Statement that the extension is about a third, the best efforts of the Council to establish size indicate that it is substantially in excess of this and could be contrary to GB3 and the SPD.
3. However, the SPD does allow that an extension which appears on the face to be disproportionate may respond favourably to other policies, which could outweigh this. The Council notes that the proposal conforms with policy D6 in that the amenity of neighbouring properties is not compromised while the impact on Fonthill Cottage is very positive in terms of supporting current expectations for family living. Also, the Council considers that the visual impact of the development is minimal, particularly as the front elevation is little changed, and in no way detracts from the openness of the Green Belt, as required by CP8 and GB1. Conformity is noted with policies D2, D5 and Recommendations 1 and 2 of Priston Village Design Statement in that the extension enhances the original cottage and is in keeping with other similar traditional buildings in the village. In particular, the Council notes that there is the intention to replace existing concrete tiles on the North elevation with clay and strongly suggests that, in conformance with recommendation 2 of the VDS, traditional (wooden) materials be used for windows and doors, which should respect historic designs.

Therefore, by virtue of its accordance with policies CP8, GB1, D2, D5D6 as well as with the Village Design Statement, the Council's view is that the development is not disproportionate.

4. The Parish Council considers it very important that provision for on-site car parking, at present totally lacking, is made and therefore supports the new vehicular access arrangements proposed. However, the Council shares the safety concerns of Highways and wishes to ensure that Planning Consent is subject to agreement of a satisfactory scheme.

5. Priston Parish Council therefore SUPPORTS this Planning Application.

The meeting closed at 8.20pm.

Signed

Date

JN 1/5/20