

The following are the DRAFT minutes of an extraordinary meeting of Priston Parish Council was held on Thursday 9th January 2014 in the Village Hall, Priston commencing at 7.00pm. These have not yet been approved as an accurate record of proceedings

The Chair was taken by Councillor Pattison, Councillors Cross, Davies, Girdlestone, Hopwood, Lippiatt and Whybrow and the Parish Clerk were present. The Chairman welcomed village residents Mrs Anderson, Mr and Mrs Barclay, Mr Bottle, Mrs Carter, Mr Cross, Mr Hassard, Mr Keppel-Palmer, Mr Nicholls, Mrs Pattison, Mr Poole and Mr Taylor and District Councillor Veale.

1. No **Apologies** received.
2. The purpose of the meeting was to discuss and consider the response to Planning Services in respect of two planning applications recently received and detailed below.
3. **Planning Application 13/05030/FUL East Barn, Priston. Reinstatement of the original dwelling for use as a studio ancillary to main dwelling to include the restoration of the existing structure.**

The application was considered in accordance with the Planning Checklist, used by the Parish Council, following changes to the BANES' Core Strategy.

A document, forming the basis of a response to Planning Services and drafted by the Parish Council's Planning Sub-Committee, was distributed to Councillors.

The plans and an aerial photograph from the 1960s were displayed on a projector screen for the benefit of Councillors and residents. Noted a letter being sent to Planning Services by a former resident.

After full discussion, during which reference was made to the saved policies of the BANES' Local Plan (adopted 2007) and the National Planning Policy Framework, relevant to this application, it was the unanimous decision of the Parish Council to support the application and to write to Planning Services accordingly enclosing a copy of the above mentioned photograph. It was also agreed to include in the response a reference to the fact that the application is in line with the Character Assessment recently carried out as part of the Placemaking Plan process.

Action Clerk

4. **Planning Application 13/05112/FUL Parcel 5856 High Street, Priston. Erection of a dwelling with garage, drive and landscaping (revised proposal).**

Noted this application was for the incorporation of a basement and was a variation of a previous application.

The Chairman, commenting that no representative from the applicant was in attendance, invited residents to address the Parish Council, as appropriate, during the ensuing discussions. Noted receipt of copies of letters sent to Planning Services by residents.

The application was considered in accordance with the Planning Checklist, used by the Parish Council, following changes to the BANES' Core Strategy.

The plans were displayed on a projector screen for the benefit of Councillors and residents as was the draft response prepared by the Parish Council's Planning Sub-Committee. Attention was drawn to the fact that the proposed basement appeared to measure 2.5 metres further to the west than the previous application and also to the known existence of underground springs and subsequent drainage problems.

Concern was also expressed at the excavation needed to shape the site for building and also the removal of a very large quantity of clay and rock which would be a major disruption for neighbours and the whole community.

After extended discussion, during which reference was made to the saved policies of the BANES' Local Plan (adopted 2007) and the National Planning Policy Framework, relevant to this application, it was the unanimous decision of the Parish Council to object to the application and to write to Planning Services accordingly. It was also agreed to include in the response a reference to the Character Assessment recently carried out as part of the Placemaking Plan process. Councillor Davies to compile of form of words to this effect, to be included in the response.

Action: Councillor Davies and Clerk