

Priston Parish Council

Extraordinary Meeting 29 May 2024 7pm The Village Hall

Agenda: To discuss planning application ref 24/1570/FUL Mead Cottage extension and garage and planning application ref 24/01680/FUL Fonthill Cottage erection of garage with multiuse space above

Present: Bruce Clarke (Chair), Peter Hopwood , Nick Keppel-Palmer, Helen Burns, Guy Davies (representing applicant for Mead Cottage), Jocelyn Nichols (Clerk), Anthony Westwell, Ben Summers, Louise Callan.

Apologies : John Lippiatt, Farah Downing.

1. **Mead Cottage:** Anthony Westwell, the applicant for Mead Cottage, presented a report explaining the reasons for the proposed 2 storey extension to the rear and double garage to the front of the house, and why he felt that the works were not inappropriate development within the Green Belt, and did not affect the openness of the Green Belt. A copy of his report was given to the clerk.
2. Neighbours to one side of Mead Cottage did not object to the application, but the closest neighbour wished to object. Ben Summers in the property opposite felt he would rather the garage works did not happen, but was relieved they were to be positioned to the side of the front garden, so was not objecting.
3. Discussion pointed out the advice from the planning officer about the increase in size of the property, and difficulty in interpreting the rules on percentage increase, and also that the increased light spill was a concern, so we would ask B&NES to enforce a lighting specification.
4. **Fonthill Cottage:** The applicant for Fonthill Cottage was not present, so Bruce explained that there was permitted development for a single storey double garage near to the house, but the application was to change this to a double garage at the edge of the property with accommodation above including a WC, bedroom and office. Concerns were expressed that the building was now higher up the site, close to the edge and very visible from the road. It was felt that with the separate entrance the accommodation could be used for an Air B & B, which would increase traffic and use of village facilities, including our already overloaded sewage system. Guy agreed to write up our concerns, that we would ask for a single storey garage, and recommend that existing trees be protected and new hedging is planted around the border.
5. **Mead Cottage:** Councillors agreed after much discussion that the concerns about increase in size of Mead Cottage, so close to the church and the oldest part of the village, expressed in response to the original application were still relevant. However the design of the extension and garage were good, and with planting to hide the garage wall, the impact could be mitigated. Chair and Clerk will write up our comments and objection to the increase in size.

**24/PRISTON PARISH COUNCIL – PLANNING APPLICATION
CHECKLIST
2019 edition.**

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APPLICATION **24/1570/FUL**

LOCATION **Mead Cottage, Priston**

DATE OF PARISH COUNCIL MEETING: ...29/5/24.....

1. Introduction:

Issues that shall be considered:

The degree of compliance with all relevant BANES Local Plan Policies made up of the Core Strategy, the Placemaking Plan and the Priston Village Design Statement.

Traffic and highway safety issues.

The degradation of the amenity of near neighbours, including:

Loss of light, loss of privacy, impact on access, noise pollution
and light pollution.

The design and the materials of the proposal.

Storm water and foul drainage.

Crime and/or Disorder impact.

Issues that shall not be considered:

Any effect on the value of the property.

Possible future development not included in the proposal.

The morals or motives of the applicant.

2. Summary:

In the Green Belt? YES

A Listed Building? NO

Inside the Priston Housing Development Boundary? YES

3. Proposal:

Explained by: **PPC Planning Spokesman** The Applicant

4. Consultation of Neighbours :
Reported by the PPC Planning Spokesman

Neighbour	Content	Reservation(s)	Objection
Ben Summers.....	No	Yes/

5. Judge compliance with the following Planning Policies:

The BANES Placemaking Plan (July 2017) Volume 1. Policies shown: [PP ..]

Priston Village Design Statement, adopted as SPD October 2018. Recommendations shown: [VDS REC...]

Listed Building consent issues

(Further discussion of Green Belt policies can be found in: BANES *Existing Dwellings in the Greenbelt*, Supplementary Planning Document, as adopted Oct 2008, although this is in need of updating.)

Policy	Page	Issue	Assessment
VDS 6.3	28	Code of Practice for Developers	
PP CP6	84	Environmental Quality	
		High Quality Design	1.
		Historic Environment	2.
		Landscape	3.
		Nature Conservation	4.
PP D1	88	General Urban Design Principals [large scale developments]	
		Safe, varied and attractive	a
		Enrich character & local distinctiveness	b
		Streets and spaces	c
		Landscape structure & settlement characteristics	d
		Buildings & spaces flexible & adaptable	f
		Energy efficient	g
Policy	Page	Issue	Assessment
VDS REC 1	31	Design features of new buildings	
VDS REC 2	31	Maintain existing character	
VDS REC 8	32	Avoid inappropriate changes to housing density & size	
VDS REC 12	32	When development is allowed, improve the village infrastructure first	
PP D2	89	Local Character & Distinctiveness	
		Responds to local character, layout, building lines,	a

		Roofscapes, materials, building forms	a
		Improves area of poor design	b
		Responds to historic grain – building heights etc	c
		Enhances natural features – landscape, views...	d
		Contributes to local social context	e
		Respects local architectural styles, proportions	f
		Reflects materials, colours, textures, boundary treatments	g
VDS REC 1	31	Design features of all new buildings should respect their immediate surroundings	
VDS REC 9	32	Ensure new or altered properties blend well with the village	
PP D.3	90	Urban Fabric	
		Provides continuity of street frontage	l
PP D.4	91	Streets & Spaces	
VDS REC 3	31	Provide provision for parking	
VDS REC 13	32	Respect the village green spaces	
PP D.5	91	Building Design	
		Well designed building facades	a
		Extensions must compliment host building)	
		Good modern, innovative design supported)	
		Historic styles as appropriate)	c
		Buildings to provide wildlife habitats	d
VDS REC 2	31	Maintain the existing character in changes to existing buildings	
VDS REC 5	31	Ensure boundary materials are appropriate	
VDS REC 10	32	Design and locate outbuildings with consideration to their visual impact	
PP D.7	93	Infill & Backland Development	
PP D.8	95	Lighting	
		1. Not give rise to unacceptable illumination	a
		Impact on residential amenity or local ecology	b
		2. Protect darkness of rivers, ecological corridors	
VDS REC 6	31	External lighting should be minimal	

Policy	Page	Issue	Assessment
PP HE1	102	Historic Environment - Safeguarding Heritage Assets 1-7 Impact on a heritage asset 8 Listed buildings Conservation Area (not Priston village) Archaeology Non-designated heritage assets	 b c d g
PP NE2	108	Conserving & Enhancing Landscape & Landscape Character 1. Conserves/enhances landscape & local distinctiveness Conserves/enhances important views 2. Avoids or mitigates adverse impact 3. Includes Landscape & Visual Impact Assessment	 a d
VDS REC 4	31	Retain existing vistas and landscaping	
VDS REC 11	32	Include a Landscape and Visual Impact Assessment	
PP NE2A	111	Landscape Setting of Settlements	
VDS REC 4	31	Retain existing vistas and landscaping	
PP NE2B	112	Extension of Residential Curtilages in the Countryside	
PP NE3	115	Sites, Species & Habitats 3 Impact on features of the landscape 4. Harm to nature conservation minimised Compensatory provision Site lighting designed to avoid harm	 a b d iii
PP NE6	118	Trees & Woodland Conservation	
PP NE1	124	Development & Green Infrastructure	
PP CP8	126	Green Belt	
PP GB1	128	Visual Amenities of the Green Belt	
PP GB2	128	Development in Green Belt Villages	
PP GB3	129	Extensions & Alterations to Buildings in the Green Belt	
VDS REC 2	31	Maintain the existing character in changes to existing buildings	
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PP PCS	131	Pollution & Nuisance	
PP PCS2	132	Noise & vibration	

Policy	Page	Issue	Assessment
PP PCS6	135	Unstable Land	
PP PCS7A	137	Foul Sewage Infrastructure	
VDS REC 7	31	Surface water runoff should be controlled	
PP CP9	141	Affordable Housing	
PP RA4	143	Rural Exceptions Sites	
PP RE1	193	Employment Uses in the Countryside	
PP RE2	194	Agricultural development	
PP RE3	195	Farm Diversification	
PP RE4	196	Essential Dwellings for Rural Workers	
PP RE5	197	Agricultural Land	
PP RE6	198	Re-Use of Rural Building	
PP ST1	215	Promoting Sustainable Travel Reduce adverse impact of all forms of travel on natural and built environment	
PP ST5	219	Traffic Management Proposals Ensure improvements for pedestrians, cyclists Improve air quality Respect local distinctiveness and not detract from the quality of the historic environment	3 6 7
VDS REC 15	32	Enhance road safety	
PP ST7	223	Transport Requirements for Managing Development Safe and convenient access Suitable vehicle access Parking Appropriate level No increase of on-street parking in the vicinity of the site affecting highway safety and/or residential amenity	1b 1c 4 4a 4b
VDS REC 3	31	Provide provision for parking	

6. Assessment of the Proposal:

Is the scale, height, massing, degree of extension acceptable?	NO	
Are the design and materials satisfactory?	YES	
Is the character of the landscape enhanced?	NO	
Are the drainage arrangements satisfactory: Storm water	YES	NO
Are the parking arrangements satisfactory?	YES	
Are the traffic implications satisfactory?	YES	
Is the effect of cumulative extensions in the vicinity acceptable?	NO	
Is the amenity of neighbours preserved?	NO	
Is the Crime and Disorder impact acceptable?	YES	

7. Conclusion:

SUPPORT ~~COMMENTS ONLY~~ **OBJECT**

Support

- if so, what aspects are supported and on what policy grounds?
-

Comments only

- if so, concerning which aspects?

Object

- if so, which aspects are objected to and on what policy grounds?

See comments from planning and PPC previous response. This is an almost identical application to 23/04187/FUL

In particular this contravenes 'Existing Dwellings in the Green Belt SPD (2008)'

See response from meeting 29/5/24

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APPLICATION **24/01680/FUL**

LOCATION **Fonthill Cottage, Priston**

DATE OF PARISH COUNCIL MEETING: ...29/5/24.....

1. Introduction:

Issues that shall be considered:

The degree of compliance with all relevant BANES Local Plan Policies made up of the Core Strategy, the Placemaking Plan and the Priston Village Design Statement.

Traffic and highway safety issues.

The degradation of the amenity of near neighbours, including:

Loss of light, loss of privacy, impact on access, noise pollution
and light pollution.

The design and the materials of the proposal.

Storm water and foul drainage.

Crime and/or Disorder impact.

Issues that shall not be considered:

Any effect on the value of the property.

Possible future development not included in the proposal.

The morals or motives of the applicant.

2. Summary:

In the Green Belt? **YES**

A Listed Building? **NO**

Inside the Priston Housing Development Boundary? **YES**

3. Proposal:

Explained by: PPC Planning Spokesman ~~The Applicant~~

4. Consultation of Neighbours :
Reported by the PPC Planning Spokesman

Neighbour	Content	Reservation(s)	Objection
.No comments.....			

5. Judge compliance with the following Planning Policies:

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		8 Listed buildings	b
		Conservation Area (not Priston village)	c
		Archaeology	d
		Non-designated heritage assets	g
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		Ensure improvements for pedestrians, cyclists	3
		Improve air quality	6
		Respect local distinctiveness and not detract from the quality of the historic environment	7
VDS REC 15	32	Enhance road safety	
PP ST7	223	Transport Requirements for Managing Development	
		Safe and convenient access	1b
		Suitable vehicle access	1c
		Parking	4
		Appropriate level	4a
		No increase of on-street parking in the vicinity of the site affecting highway safety and/or residential amenity	4b
VDS REC 3	31	Provide provision for parking	

6. Assessment of the Proposal:

Is the scale, height, massing, degree of extension acceptable?	NO
Are the design and materials satisfactory?	YES
Is the character of the landscape enhanced?	NO
Are the drainage arrangements satisfactory: Storm water	YES
Are the parking arrangements satisfactory?	YES
Are the traffic implications satisfactory?	YES
Is the effect of cumulative extensions in the vicinity acceptable?	NO
Is the amenity of neighbours preserved?	N/A
Is the Crime and Disorder impact acceptable?	YES

7. Conclusion:

SUPPORT **COMMENTS ONLY** **OBJECT**

Support

- if so, what aspects are supported and on what policy grounds?
- **Subject to comments as discussed at the PPC meeting 29/5/24**
-

Comments only

- if so, concerning which aspects?

Object

- if so, which aspects are objected to and on what policy grounds?