

**Priston Parish Council**  
**Extraordinary Meeting 3 October 2022 5.30pm Priston Village Hall**

**Agenda:** To discuss planning application 22/03418/FUL Mill House,

**Present:**

Doug Pattison (Chair), Bruce Clarke, Robert Davies, Fiona Hassard, Peter Hopwood

**Apologies :** John Lippiatt, Vicky Coles, Jocelyn Nichols

1. Doug opened the meeting by asking for comments from the floor, if any. There were no comments offered.
2. Bruce passed part copies of the application to councillors
3. Peter thought both the house and garage were constructed at the same time by the Dutchy.
4. Robert ran through the list of considerations he and Bruce had provided to councillors
  - a) The extension is over 30% of the original volume (approx. 60% estimated)
  - b) Lack of detail, no Design and Access statement
  - c) Utilitarian building, lacks character and does not fit well in the village
  - d) Monolithic appearance, a double garage may be constructed to the east side
  - e) As presented we should not support the application
  - f) We could take a more favourable view if the appearance and insulation were improved
  - g) Improving the window openings would enhance the design
  - h) Offer support only if the design were changed to render it more in keeping with surrounding properties, insulation brought to current standards and permitted development rights removed
5. Doug informed the meeting that John Lippiatt supports the application and prefers it to the possibility of an additional house alongside.
6. Further comments from the floor were invited and offered:
  - a) Side windows of the on-suite overlooking neighbours should be obscure glass
  - b) Parking is an issue
  - c) Like to avoid a second house
7. Discussion ensued and it was generally felt the application was not fully supported for a number of reasons. It was agreed that a response would be sent to B&NES including all the points raised.
8. Bruce sent the following response to Planning on 3/10/22

*Application 22/03418/FUL, Mill House Priston*

*Thank you for the opportunity to comment on this application.*

*Priston Parish Council, having considered this application, believes that the proposal will be an improvement over the present building by changing it into a home suitable for a more modern family. This is despite the increase in volume being, in our view, beyond 30% and the loss of parking spaces.*

*However, in reaching our conclusion we have a number comments that will require to be addressed before we believe approval can be granted.*

1. *We believe the increase in volume of the proposed to be 60% which is disproportionate for buildings in the green belt, compromising the openness. This means specific permission to exceed the SPD limit will need to be granted.*
2. *As this is a 5 bedroom house provision will be required for parking 3 cars, recycling storage and so on, this should be specified.*
3. *There is no Design and Access statement, one should be supplied. More detail is required for the visual aspect of the overall building to ensure extension and its materials match those used on the current building to create a homogenous property.*
4. *The first floor side window to the on-suite bathroom should be specified as having obscure glass.*
5. *The level of insulation of the building should be specified and be brought up current standards.*
6. *It is undesirable to have further development beyond this application on this site given the restricted access. Any additional property added to this site would constitute over development.*
7. *There may need to be a restriction of permitted development rights to limit future building on the site.*

*Kind Regards*

*Bruce Clarke (For Priston Parish Council)*

A handwritten signature in black ink, appearing to read 'B. Clarke', with a long horizontal flourish extending to the right.

Bruce Clarke (for Jocelyn Nichols, Parish Clerk)