

**MINUTES OF A PLANNING MEETING OF HINTON BLEWETT PARISH COUNCIL HELD
ON TUESDAY 13th JANUARY 2015 IN THE VILLAGE HALL
Draft until adopted by Council and signed by the Chairman**

Present: Cllrs Mrs E Brimmell (Chairman), Mrs C Arnold, B Barraclough, D Elliott and Cllr C Whitmarsh. The Minutes were taken by Mrs E Merko (Clerk).

Public Participation: There were five members of the public present.

The Chairman opened the meeting at 7.30pm.

800. Apologies were received from A Grant and J Layzell.

801. 14/05404/FUL The Gables Lower Road Hinton Blewett

The Council considered an application from Mr and Mrs Huw Tarrant for the erection of single storey rear extension, dormer extension and open porch on rear entrance.

Although the documents submitted contained details of internal changes to the dwelling, permission was being sought for an extension to replace a conservatory, to be demolished, and for a change to the roof line by the addition of a dormer window.

The Parish Council supported the external changes to the residential dwelling, which it believed would have little impact on its surroundings.

802. 14/05539/OUT Land Between West House Farm and West End Farmhouse Back Lane Hinton Blewett

The Council considered an outline application from Mr Stephen Tovey for erection of 2no. detached dwellinghouses. (Outline application with Access, Layout and Scale to be determined all other matters reserved).

The attention of Development Management had been drawn again to an error in the description of the site location being situated between West House Farm and West End Farmhouse and not as described as next to Homefields on Back Lane. The planning documents had been correctly described by the applicant.

In coming to its decision the Parish Council considered the following:

First, the NPPF stated that permission for sustainable housing development should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits.

Secondly, the Core Strategy Inspector had concluded that the B&NES was now able to demonstrate a 5-year housing supply and that the Core Strategy was sound. Therefore the presumption in favour of sustainable development fell away and the application should be considered against the B&NES Core Strategy policies 2014 and the Housing Development Boundary (HDB).

Thirdly, the Hinton Blewett Conservation Area Parish Appraisal made reference to a Saxon enclosure having been identified south of the modern settlement. The location of the application site was within this enclosure.

It was reiterated that Hinton Blewett was not seen as a sustainable location for new housing development due to the lack of Monday to Saturday public transport and no community facilities other than a pub. As a result residents were almost wholly dependent on the private car to meet their daily needs and as such it did not meet the requirements of Para 7 of the

NPPF for social sustainability. The village road network consisted of Unclassified or D roads that were single track and winding. The nearest 'convenience' shop was 2½ - 3 miles away with no bus in either direction. It was arguable that Hinton Blewett was therefore not a suitable location for any housing development.

The location of the application was for one of the sites that had been put forward in the Hinton Blewett Placemaking Plan as having potential for future development. The site had been deemed unsuitable by B&NES in their Preferred Options document Part 2 (November 2014) as it was too remote from the Housing Development Boundary and therefore was not in accordance with Policy RA2 criteria of B&NES Core Strategy 2014.

However, there was a majority view that the Parish Council should support the application as the location was identified as a potential site in the Placemaking Plan Stage 1.

803. 14/05565/LBA West House Farm, Back Lane, Hinton Blewett

The Council considered a retrospective Listing Building application from Mr and Mrs Martin Ward for removal of 18No existing single glazed windows and replace with painted hardwood framed double glazed windows and install pennant stone sub-cills.

It was noted that the new windows were very close in appearance to the previous windows and had a very small impact on the look of the listed building.

Subject to the support of the Listed Buildings Officer, the Council agreed unanimously to support the application.

804. The Council received and noted the following planning decisions from B&NES:

a. Planning application **14/04763/OUT (Land Between West House Farm and West End Farmhouse Back Lane)** was withdrawn on 4th December 2014.

b. 14/03682/FUL - Annexe Greenway Cottage Litton Lane Hinton Blewett Bristol

Change of use of ancillary accommodation into a separate unit for the purpose of letting on a seasonal basis, by the addition of a kitchen.

Applicant:	Mrs Judith Hutchins	Case Officer:	Suzanne D'Arcy
Decision:	PERMIT	Date of Decision:	5 th December 2014

c. With reference to application **13/05363/OUT – Parcel 2165, Lower Road, Hinton Blewett**, it was understood that the applicant had been advised to withdraw and resubmit the application.

805. Items for information from the Clerk

a. **Placemaking Plan Consultation document.** It was asked whether the Parish Council should respond to the consultation in support of the document. In light of earlier discussion of the potential sites for development which had been accepted and rejected by BANES it was agreed that this item should be added to the next agenda for full discussion. The Chair would circulate the relevant paperwork as soon as possible ahead of the next meeting. It was agreed to support the Locally Important Green Spaces named in the document.

b. **The Parish Litter Picking Day.** It was noted that this would take place on Sunday 25th January meeting at 10.45am on the Barbury. Collection sacks had been delivered. Councillors agreed to publicise the event.

- c. **Parish Polls consultation.** It was noted that the consultation was seeking individual views which could be submitted online.
- d. **Chew Valley 10K.** It was noted that this event would pass through the village on Sunday 21st June.
- e. **Possible Saxon enclosure.** It was reported that a Professor of Archaeology would be making a visit to inspect the site of a possible Saxon enclosure to the south of the village.
- f. **No Parking Sign.** It was agreed to spend £19 + delivery + VAT on a No Parking sign to be located on the wall at the top of Litton Lane.

The meeting closed at 8.30pm