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**MINUTES OF A PLANNING MEETING OF HINTON BLEWETT PARISH COUNCIL HELD
ON WEDNESDAY 22nd APRIL 2015 IN THE VILLAGE HALL
Draft until adopted by Council and signed by the Chairman**

Present: Cllrs Mrs E Brimmell (Chairman), B Barraclough, D Elliott, A Grant and J Layzell.
Ward Councillor Tim Warren was also present.
The Minutes were taken by Mrs E Merko (Clerk).

Public Participation: There were five members of the public present one of whom addressed the Council.

The Chairman opened the meeting at 7.35pm.

829. Apologies: Apologies were received from Cllr Mrs Arnold and C Whitmarsh.

830. 15/01130/FUL Cow Shed Widcombe Hill Hinton Blewett Bristol

The Council considered an application from Mr Huw Brealey for the erection of a log cabin for residential use following the removal of a caravan and outbuildings.

The applicant had been in illegal residence in a caravan at least since 2007. In spite of repeated requests for Enforcement at B&NES to deal with illegal occupation of the site, the Local Authority had deemed that officers no longer in their employ had misdirected themselves in dealing with the matter and that occupation had become lawful by default.

Development Management's attention was drawn to the fact that if there had been no background of occupation at the site, then a planning application for residential development would not be countenanced.

The Parish Council objected to the application on the following grounds:

- That the location of the proposed log cabin was inappropriate in the AONB.
- That the proposed development was remote from the Hinton Blewett Housing Development Boundary.
- The access to the highway at the top of Widcombe Hill was dangerous and that access by Emergency Services which was a material consideration, particularly in respect of a timber built dwelling, would be extremely difficult, if not impossible.
- Impact on the site and surrounding AONB regarding the discharge of foul/surface water.

In the event that development at the site was permitted, it was requested that the following conditions of permission were included prior to occupation:

- Removal of all agricultural and other buildings on the site including the caravan and Portakabin.
- A formal drainage strategy (foul and surface water) should be submitted to, and approved by, the Council prior to commencement of development.
- Any other conditions which the case officer considered appropriate to mitigate the impact of the proposed development in the AONB.

831. 15/01336/FUL Shortwood Common Cottage Hook Lane Hinton Blewett Radstock BA3 4PT

The Council considered an application from Mr and Mrs J Hill for erection of two storey side and rear extension following demolition of existing kitchen area and detached garages.

During discussion the Chairman closed the meeting to allow the applicant to address the meeting. The meeting was then reopened.

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It was noted that the dwelling was in a poor condition and required substantial renovation. The proposed extension which incorporated much of the footprint of the old garage and included a second storey would considerably enlarge the building. However the design of the extension appeared to reflect the character of the host dwelling and its primary elevation would have little detrimental impact on the landscape of Shortwood Common. The Parish Council therefore supported the application.

832. 15/01591/OUT MJ Bird Lorry Park Lower Road Hinton Blewett

The Council considered an outline application from Mr Michael Bird for the erection of a detached two storey dwelling and garage.

The Parish Council's comments in respect of the previous application (*13/05363/OUT – Parcel 2165, Lower Road, Hinton Blewett*) still applied to the current application. The Parish Council supported the application in the basis that the only change from the previous application for the site was the re-siting of the proposed dwelling closer to the road to bring the dwelling more in line with the properties on either side.

However, it was felt that the impact on the houses opposite could be reduced if the ground level was lowered thereby reducing the roof ridge height of the proposed dwelling. It was also felt that moving it back several metres would also lessen the impact whilst still retaining the single dwelling depth road frontage (section 4, para 3) and the scattered/dispersed effect of the existing built environment (section 4, para 4) identified in the Placemaking Plan.

The meeting closed at 8.30pm.