

**MINUTES OF A PLANNING MEETING OF HINTON BLEWETT PARISH COUNCIL HELD  
ON MONDAY 23<sup>rd</sup> JANUARY 2017 IN THE VILLAGE HALL  
Draft until adopted by Council and signed by the Chairman**

**Present:** Cllr Mrs E Brimmell (Chairman) and Cllrs D Duckett, D Elliott, D Huffadine and M Jay.  
Ward Cllr T Warren was also present.

The Minutes were taken by Ms E Merko (Clerk).

**Public Participation:** There were no members of the public present.

The Chairman opened the meeting at 7.00pm.

**17/220 Apologies:** Apologies were received from Cllr Mrs C Arnold

**17/221 Declarations of interest:** There were no declarations of interest.

**17/222 Consideration of planning applications:**

**a) 16/06078/FUL 8 Lower Road, Hinton Blewett**

The Parish Council supported the application, noting that the proposal was in-keeping with the street scene and would gain in off-street parking.

**b) 16/06102/FUL Land To South Of Widcombe Lodge, South Widcombe, Hinton Blewett**

Following discussion the Parish Council objected to the application on the following grounds:

There was grave concern that this application was development for development's sake, using eco-build as justification. If permitted there would be nothing to stop any development in a rural area that was remote from a HDB and/or in an AONB.

It was noted that Hinton Blewett is identified as an RA2 village within the B&NES adopted core strategy which states that proposals for residential development within the Housing Development Boundary would be permitted, subject to other material considerations. As the site was extremely remote from the housing development boundary the development was considered inappropriate and contrary to the current development plan.

Although the Local Planning Policy HG9 and HG10 made provision for affordable housing sites and other houses outside of the Housing Development Boundary, Policy HG9 stated that to be an exception to other housing policies the development should be 100% affordable housing. This proposal was not for affordable housing.

Further, it was noted that the proposal sought to introduce a new dwelling outside the defined Housing Development Boundary which was not deemed essential for agriculture, forestry or "other" rural based enterprise. It was not considered that there was a special need for the proposed accommodation for the efficient operation of the rural economy. The application was not for agricultural or forest workers and the proposal would therefore result in an unsustainable form of development, contrary to saved policy HG10 of the Bath and North East Somerset Local Plan, including minerals and waste policies - adopted October 2007 and contrary to Draft Policy RE4 of the Bath and North East Somerset Placemaking Plan, December 2015, Page 64, unless the applicant should have to demonstrate a clear financial and functional need.

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The proposed development was located in a position that was remote from services and employment opportunities and was not served by any public transport; it was therefore contrary to the adopted development plan, specifically Policy T.1 of the Bath & North East Somerset Local Plan 2007, which is a saved policy in the adopted Core Strategy, July 2014.

It was considered that this was an extremely well documented proposal in an attempt to resolve the total inappropriateness of the building's design and its impact on its immediate landscape. The proposal would introduce a new building into the countryside which would be harmful to the openness, rural character and visual amenities of the surrounding area and would result in an inappropriate intensification in use of the land. The proposal was therefore considered contrary to Saved Policies GB.2, NE.1 and NE.2 of the Bath and North East Somerset Local Plan, including minerals and waste policies - adopted October 2007 and contrary to Policies GB.1 and NE.2 of the Draft Placemaking Plan 2016.

The Chew Valley Neighbourhood Plan having been found sound with modifications now carried substantial weight as a material consideration and under Policy HDE2 development proposals were required to demonstrate how they reflect, conserve, and enhance the locally distinctive design attributes (including scale, materials and density) and characteristics of the relevant settlement. The eco design of this proposal was not considered in keeping with the materials used or the characteristics of other properties in the settlement area. It was considered completely out of keeping with its surroundings. It was further noted that the site had not been identified for development in the Chew Valley Neighbourhood Plan.

The site was agricultural land. Although at one time there was a grass tennis court on the land, it had long since reverted to agricultural use, i.e. for animal grazing and hay/silage for more than ten years. It was acknowledged that Policy NE2B of the Placemaking Plan allowed for the extension of residential gardens; however, although the site was previously in the ownership of Widcombe Lodge the land was never part of its residential garden or curtilage. The site was no longer owned by the Widcombe Lodge property and not part of any residential garden.

Lastly, in line with Policy HDE3 of the Chew Valley Neighbourhood Plan, the Parish Council was very concerned that the roof, in particular, would be visible and prominent from the Parish's important viewpoint at Prospect Stile. Whilst illustrative photographs of the design showed trees in full leaf, an autumn or winter view would give a very different sight of the building within the view.

**The meeting closed at 7.20pm.**