

**MINUTES OF A PLANNING MEETING OF HINTON BLEWETT PARISH COUNCIL
HELD ON WEDNESDAY 20th OCTOBER 2015 IN THE VILLAGE HALL
Draft until adopted by Council and signed by the Chairman**

Present: Cllrs Mrs E Brimmell (Chairman), Mrs C Arnold, M Jay and J Layzell

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

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

The Chairman opened the meeting at 7.30pm.

15/67 Apologies.

Apologies for absence were received from Cllrs D Duckett, D Elliott, D Huffadine.

15/68 15/04400/FUL Shortwood Common Cottage, Hook Lane, Hinton Blewett

The Council considered an application from Mr and Mrs J Hill for the erection of a two storey side and rear extension following demolition of existing kitchen area and detached garages at the above property. It was noted that this was a resubmission following rejection of previous application 15/01336/FUL.

The Council noted that in a different environment the proposed extension could have been seen as acceptable. However, given the unique location of the property on Shortwood Common and within the Mendip Hills AONB, the Parish Council agreed that more consideration should be given to making the extension tastefully subservient to, and retaining the character of, the host building. This, as detailed by the Planning Officer on the response to the original application.

The significant increase in the size of the dwelling would also appear to change the character of the host building. It was agreed to request that consideration be given to reducing the percentage size of the extension.

Having made these points, the Council agreed that the decision should be left to the Planning Case Officer.

15/69 15/04642/LBA West House Farm Back Lane Hinton Blewett

The Council considered a Listed Building Consent application from Mr and Mrs Martin Ward for external alterations to remove 18 existing single glazed windows and replace them with painted hardwood framed double-glazed windows and also to install pennant stone sub-cills. It was noted that the application and the previous one were both retrospective.

Drawing on comments made regarding the previous application, the Council believed that the new windows which had already been fitted by the previous owner were very close in appearance to the previous windows and had a very small impact on the look of the listed building from the outside. The Parish Council also noted its support of energy efficiency measures with the use of double-glazed units.

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

15/70 Snow Warden scheme

www.parish-council.com/hintonblewettparishcouncil.com

The volunteer snow warden scheme was discussed noting the role and responsibility of the volunteers for clearing walkways in the village in the event of snow. A grit spreading trolley as well as bags of salt had been offered but needed to be stored securely. Cllr Layzell, the Emergency Planning Officer and Snow Warden, would investigate liability and would look to recruit a second volunteer.

15/71 Items for information from the Clerk

- a) **Freedom of Information request.** A Freedom of Information request regarding the nomination of Green Space in the Placemaking Plan had been received and a response had been sent.
- b) **Placemaking Plan update.** An email had been received from B&NES advising on the latest timeline for the Placemaking Plan. The Draft Plan would be considered by Cabinet on 4th November. The email also informed the Council that the Housing Development Boundary for Hinton Blewett had been reviewed using the HDB change principles and as a result the HDB had been redrawn to include site SR9, identified by the Parish as The Piggeries. SR8 had been considered too remote and therefore would still was not to be included in the HDB. With regard to Local Green Spaces the email advised that a proposed policy in the Placemaking Plan would allow only for development on these spaces that contributed to the reasons for its designation (e.g. small buildings for changing and club facilities on a recreation ground).
- c) **Declaring Interests in relation to Neighbourhood Plans.** The new Head of Legal Services at B&NES had informed that Councillors and residents involved in Chew Valley Neighbourhood Plan or Placemaking Plans should declare a pecuniary interest as they were resident in the Neighbourhood or Placemaking Plan areas. To ensure their involvement was legal those concerned would need to request dispensation. The matter would be referred back to B&NES for further clarification.
- d) **Assets of Community Value:** It had previous been agreed to seek designation of the Ring O'Bells as an Asset of Community Value (ACV) and it was agreed to list it for ACV status in the Chew Valley Neighbourhood Plan.
- e) **Development at Prospect Stile Farm.** It was noted that no decision had yet been made on the planning application for conversion of the hay barn to a residential dwelling at this location. A list of correspondence with the Planning and Enforcement teams going back to 2007 had been drawn up. It was agreed that it would be sent to the Development Team at B&NES in support of the Parish Council questioning yet again the past decisions made.

ACTION 15/71/1: email to be sent to BANES Planning Services detailing the list of correspondence and questioning the lack of enforcement action at this site.

The meeting closed at 9.05pm.