

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

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

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

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

The Chairman opened the meeting at 9.15pm.

15/48 Apologies: Apologies were received from Ward Cllr Warren.

15/49 15/02725/FUL Parcel 7448, Cameley Lane, Hinton Blewett

It was noted that the land in question was used for the grazing of horses, that the land was not in the Green Belt and it was agreed that the erection of stables was therefore an acceptable proposal.

It was noted that the applicant had stated that the stables would be for private use only and it was therefore requested that this was included as a condition of any permission granted. It was also suggested that it would be preferable, if planning legislation permitted, that a condition for review of the any permission be included effectively making it a temporary permission.

Lastly, it was noted that the building was situated a long way from other properties and the Parish Council would not want a precedent to be set for buildings in fields.

It was proposed and agreed to support the application.

15/50 15/02669/FUL West House Farm, Back Lane, Hinton Blewett

It was agreed that the current application was an improvement on the previous permitted application (12/02802/FUL) which was immediately adjacent to the host property and would, if it had been implemented, have had a detrimental impact on the setting of the building which is Grade II listed.

It was asked that the Planning Officer consider whether the chosen materials were appropriately in-keeping with the Grade II listed status of the host property.

It was also requested that a condition, if permission was granted, be that the current roadside hedge and trees be retained as these screened the new building from the road.

It was proposed and agreed to support the application.

15/51 15/02932/FUL Hay Barn, Widcombe Hill, Hinton Blewett

The Parish Council noted with frustration once again that 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 LA had deemed that officers no longer in their employ misdirected themselves in dealing with the matter and that occupation had become lawful by default.

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Despite this, the Parish Council still wished to object to the application on the following grounds:

- that the location of the proposed dwelling 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, would be extremely difficult, if not impossible,
- the impact on the site and surrounding AONB regarding the discharge of foul/surface water.

In the event that development at this 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,
- a Highways site access report be obtained,
- any other conditions which the case officer would consider appropriate to mitigate the impact of the proposed development in the AONB.

15/52 15/02926/SCREEN – Home Farm, Hinton Blewett

This pre-application query was noted although comments were not invited at this stage. The implications for the Whitehill Lane footpath (CL12/23) had been investigated.

15/53 Planning decisions

The following decision was noted:

15/01591/OUT - MJ Bird Lorry Park Lower Road Hinton Blewett Bristol
Erection of a detached two storey dwelling and garage.

Applicant: Mr Michael Bird Case Officer: Rachel Tadman
Decision: APPROVE Date of Decision: 9th June 2015

The following application had been withdrawn:

15/01130/FUL - Cow Shed Widcombe Hill Hinton Blewett Bristol
Erection of a log cabin for residential use following the removal of a caravan and outbuildings.

Applicant: Mr Hugh Brealey Date of withdrawal: 9th June 2015

The following application had been referred to Committee on 31st July:

15/01336/FUL - Shortwood Common Cottage Hook Lane Hinton Blewett
Erection of two storey side and rear extension following demolition of existing kitchen area and detached garages

Applicant: Mr & Mrs J Hill Case Officer: Martin Almond

The meeting closed at 9.50pm.