

**MINUTES OF THE PLANNING MEETING OF HINTON BLEWETT PARISH COUNCIL HELD
ON THURSDAY 19th OCTOBER 2017 IN THE VILLAGE HALL
Draft until adopted by Council and signed by the Chairman**

Present: Cllrs Mrs E Brimmell (Chairman) and C Arnold and Cllrs D Duckett, D Elliott, M Jay and S Keith.

The Minutes were taken by E Merko (Clerk).

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

Before the meeting started Lee Wright, the agent for application 17/04614/FUL addressed the Parish Council.

The Chairman opened the meeting at 7.05pm.

17/344 Apologies: Apologies were received from Cllr D Huffadine.

17/345 Declarations of interest: There were no declarations of interest.

17/346 Planning applications:

17/04614/FUL Middle Road Farm, Middle Road, Hinton Blewett

Further to the address from Mr Wright the Parish Council discussed the consideration of sites for development that was undertaken as part of the Placemaking Plan process in 2013. It was noted that the owner of Middle Road Farm at that time had not shown an interest in development on the land and therefore the site was given no further consideration. It was further confirmed that in the current housing and economic land availability assessment (HELAA) being undertaken by B&NES no sites for development had been identified in Hinton Blewett.

The Parish Council was saddened to hear that the project to renovate Middle Road Farmhouse had been abandoned in favour of the current application as the opposition on grounds of listed status had proved too arduous to pursue.

Having discussed the application in detail the Parish Council highlighted the following points:

- With any application for development in Hinton Blewett it was important that it complied with the relevant policies in both the Chew Valley Neighbourhood Plan and the Placemaking Plan, specifically the principles referred to in the Hinton Blewett PMP Character Assessment. (The latter document was attached to the Planning response).
- With regard to development generally, Hinton Blewett was considered to be unsustainable in that it was accessed by single track roads, had no facilities other than a pub and no daily public transport. It being necessary to travel to access services. It was important that these limitations, all detailed in the PMP Character Assessment, were taken into account, particularly in respect of the application which was outside the Housing Development Boundary (HDB), albeit immediately adjacent to it.
- The application location was in keeping with the scattered, linear development of property in the village, and although adjacent to the HDB, there was concern that, if permitted, the knock-on effect could have implications for further future development in the adjacent field to the North West of the site. A consequence of this could create a precedent leading to unacceptable 'development' enclosure around the West end of the village.

The Parish Council agreed that it would welcome this type of development if it was inside the HDB.

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- It had been suggested that a more suitable location would be to the South at the rear of Middle Road Farm.
- It was noted that the style of the proposed building was similar in shape to that of the existing stable block at Middle Road Farm and appeared to be in the style of a converted modern agricultural barn (allowed under permitted development).

Having considered all the points above it was agreed, with 5 in favour and 1 against, to support the application as it was so close to the HDB and was a one-off. However, the decision was with the proviso that it would not consider or tolerate further development away from the HDB.

17/347 **Planning decisions:** the following decisions were noted:

17/04116/TCA Hillside Cottage, Litton Lane, Hinton Blewett

Various tree works for VRC Smith

Case Officer: Colm Kelly

Decision: no objection

17/03952/CLEU Greenacre Farm, Litton Lane, Hinton Blewett

Certificate of lawfulness for use of existing lean-to barn as ancillary residential accommodation incidental to Greenacre Farm for Mr and Mrs Prosser.

Case Officer: Christine Moorfield

Decision: Lawful

The meeting closed at 7.55pm.