

MINUTES OF THE PLANNING MEETING OF HINTON BLEWETT PARISH COUNCIL HELD ON THURSDAY 8th MARCH 2018 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 S Keith.

The Minutes were taken by E Merko (Clerk).

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

The Chairman opened the meeting at 7.00pm

18/390 Apologies: Apologies were received from Cllr Mrs C Arnold and Cllr M Jay.

18/391 Declarations of interest: There were no declarations of interest.

18/392 Planning application 18/00505/FUL: Land to South of Widcombe Lodge, South Widcombe, Hinton Blewett

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

The 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.

Hinton Blewett had been identified as an RA2 village within the B&NES adopted core strategy which stated 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.

The NPPF para 55 was again being cited as the basis for the application in that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

The exceptional quality or innovative nature of the design of the dwelling, such a design should:

- be truly outstanding or innovative, helping to help raise standards of design more generally in rural areas;
- reflect the highest standards in architecture;
- significantly enhance its immediate setting, and
- be sensitive to the defining characteristics of the local area

However:

- The use of innovative technology had not been sufficiently demonstrated to justify the proposal.
- The scale, massing and bulk would be wholly out of character with the immediate and wider area.
- The building did not demonstrate an enhancement to its setting given the nature of the site and the extreme size of the proposed building. If the building was considered an enhancement then the screening proposed to the north east and north west should not be necessary.
- The proposal had failed to identify and incorporate the local characteristics into the scheme.

The impact of the proposal viewed both from within the AONB and looking inwards would unacceptably detract from the views from public rights of ways and particularly Prospect Stile

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viewpoint overlooking the Chew Valley.

In addition, although the Local Planning Policy HG.9 and HG.10 made provision for affordable housing sites and other houses outside of the Housing Development Boundary, Policy HG.9 stated that to be an exception to other housing policies the development should be 100% affordable housing. This proposal was not for affordable housing.

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 HG.10 of the Bath and North East Somerset Local Plan, including minerals and waste policies - adopted October 2007 and contrary to Policy RE4 of the Bath and North East Somerset Placemaking Plan, adopted July 2017, unless the applicant could demonstrate a clear financial and functional need

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 was a saved policy in the adopted Core Strategy, July 2014.

It 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 Placemaking Plan 2017.

The Chew Valley Neighbourhood Plan Policy HDE2 stated that development proposals must 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 in keeping with the materials used or the characteristics of other properties in the settlement area. It was completely out of keeping with its surroundings.

The site was agricultural land. Although at one time there was an asphalt tennis court on the land, it was only ever a small part of the site, the rest of which had always been used for agricultural purposes, i.e. for animal grazing and hay/silage for more than ten years. Policy NE2B of the Placemaking Plan allowed for the extension of residential gardens; 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.

Finally, the Parish Council questioned the soundness of the independent statements submitted from Carbon Free Group, Architectural & Landscape Chapter 5 and Design Panel Review in support of the application. The applicant's agent, Hawkes Architects, is a member of at least one of the groups, as is the applicant and therefore the statements could not be considered to be impartial. It also appeared that the submissions were desktop reviews and not based on actual knowledge of the site location.

18/393 Planning application: 18/00869/VAR Hay Barn, Widcombe Hill, Hinton Blewett

In spite of Hinton Blewett Parish Council bringing illegal residential occupation of the site to the attention of Enforcement on numerous occasions over the period of a decade or more, the landowner was granted permission for 15/02932/FUL - Change of use of agricultural barn to residential dwelling following removal of a caravan and various outbuildings in 2016.

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The changes proposed to the above application were not seen to be major and the Parish Council did not object to the modifications. The proposed variations would not change the impact that the previously permitted building would have had on the landscape.

The meeting closed at 7.10pm.

DRAFT