

Priston Parish Council

Extraordinary Parish Council Meeting

8th April 2019

7.30 pm Priston Village Hall

Minutes

1. Apologies

Claire Lawton

2. To agree/discuss the Parish Council response to the planning application to convert:

Derelict farm buildings Marksbury Lane, Priston 19/10129/FUL

Response below submitted to BANES Planning Portal on 9th April

With an alternative that the ruined remains of the piggeries would continue to degrade, it was decided that the application should be supported, but with a number of reservations:

1. It was felt that the substantial increase in size of the buildings does impact on the openness of the Green Belt (Placemaking Plan D2 and NE2.3), although the replacement of the ruin may enhance views. The building is not easily seen from the lanes, except from close by, particularly because field hedges block the view.
2. The increase in volume of the eastern building is particularly great, and it is difficult to see that the conversion of this outbuilding contributes significantly to the development. Consideration should be given to developing the site without the eastern building. The lean-to proposed for the west building seems unnecessarily large in respect to its purpose and does act to increase the overall volume of the development. (Placemaking Plan D2 and NE2)
3. The use of the bridleway for car access is not satisfactory on safety grounds, and could be avoided by moving the bridleway or moving the vehicular access. (Placemaking Plan ST7)
4. It is understood that the nearest source of electricity is Pressbarrow Dairy on Farmborough Lane. Any electricity cables must be installed underground due the negative impact of overhead cables on the openness of the green belt. The same applies to any fibre cabling for broadband. (Placemaking Plan D2 and NE2, GB1)

5. There is particular concern about the impact of any external lighting permitted at the site. The buildings stand alone in open countryside and even moderate lighting would affect the wildlife in the area (in particular barn owls, which have often been sighted in the area). External lighting would also have an impact on retaining dark skies. Any external lighting should be approved at an absolute minimum. (Placemaking Plan D.8.)

6. The arguments supporting sustainable travel were felt to be weak. The position of the buildings and non-existence of public transport means that any future inhabitants of the dwelling would need cars. The use of electric cars cannot be imposed on future residents. (Placemaking Plan ST1)

7. Should permission be granted a condition is made that contractors must make available off-road parking and vehicles should not be parked on the road for safety reasons.

3. Any other business/questions

None.