

Minutes of the Priston Parish Council Meeting

held on Zoom on Monday 7th December 2020 at 7.00 pm

Present: Cllrs Doug Pattison (Chair), Peter Hopwood, Fiona Hassard, Bruce Clarke, Robert Davies, Vicky Pai and John Lippiatt

Richard Bottle, John Whybrow, Simon Barnes, James Franklin Adams, Robin and Aylet Anderson and Jocelyn Nichols(Clerk) .

Planning Application: 20/03972/FUL 4 Hill View Priston

The meeting was set up to discuss our response to this application which seeks to convert the garage and shed to form accommodation for occasional visits by relatives and Air B & B tenants. Councillors agreed that the following comments be submitted to B&NES planning department:

While the proposal does conform to Policy GB3 of the Core Strategy and the SPD ‘Existing Buildings in the Green Belt’ in that the increase in size produced is not disproportionate, it is not consistent with a number of other Policies. The Parish Council therefore OBJECTS to the above Application on the following grounds:

1. There is no provision for on-site parking which is contrary to Policy ST7 4(a) of the Core Strategy which requires 3 off road parking spaces for the whole property. The suggestion for provision of parking in the village hall car park is not a sustainable long term solution.
2. There may be loss of amenity due to noise and disturbance and overlooking, contrary to Policy D6 (b). The proposed site is a restricted space tightly enclosed by a number of neighbouring properties and their gardens. The proposed use as an airbnb particularly for wedding guests from the Priston Mill wedding venue might generate unacceptable intrusion for surrounding households.
3. The development might compromise levels of privacy for nearby properties contrary to Policy D6 (a) with several neighbours experiencing overlooking issues.

It should also be noted that Policy PCS 7(a) stipulates that development will only be permitted where adequate sewage treatment are available. Unease has long been expressed that the sewage treatment plant in Priston is having to serve more than double the number of properties for which it was built and is causing backing up issues in the lower part of the village.

Parish Council response to the diversion of the sewage works footpath

Discussions are still ongoing at B&NES about this complex footpath issue, due to the 1956 sewage works diversion never being correctly approved, and the current format of the path is non-conforming. It was agreed that once B&NES have consulted with the landlords, and have a proposal, it will be advertised by the parish council in all available media.

The meeting closed at 7.50pm.

Signed

Date