

Minutes of the Extraordinary meeting of Priston Parish Council Held at 7pm on Monday 1st June 2026 in the Village Hall

Present: Cllrs Bruce Clarke, Helen Burns, Nick Keppel-Palmer, Guy Davies, Robert Davies, Jocelyn Nichols (Clerk), Rebecca Landon (Clerk) and one parishioner

1. Apologies: Cllrs Peter Hopwood and John Lippiatt

BC thanked all Cllrs and residents for coming, and shared procedure for meetings.

2. Old Brye application ref 26/01837/FUL, for the conversion of existing detached double garage, previously approved for ancillary annex accommodation under application 24/04048/FUL, into flexible self-contained short-term holiday accommodation within the existing residential curtilage of Old Byre.

Correspondence from the applicants was read out to the council:

Dear Members of Priston Parish Council,

We writing in relation to planning application 26/01837/FUL concerning the proposed holiday accommodation at Old Byre, Priston Lane.

As members may be aware, the earlier variation application submitted in relation to the previously approved scheme received both strong public support and formal support from Priston Parish Council. No objections were raised by statutory consultees during consideration of that application, including no objections from highways or drainage officers.

Following discussions with Bath & North East Somerset Council, we were advised that the proposal would be more appropriately progressed through a full planning application route rather than via the Section 73 variation procedure. The current application has therefore been submitted solely to address that procedural matter.

Importantly, there has been no material change to either the approved building or the previously considered proposal. The current application is substantively the same scheme previously reviewed and unanimously supported by the Parish Council. The only minor amendment is the removal of a previously proposed gate/dividing fence within the driveway area in order to improve vehicle manoeuvrability and provide a more open turning arrangement on site.

The proposal therefore remains the same low-intensity scheme previously considered acceptable in principle, with no material additional impacts arising from the current application.

We are very grateful for the Parish Council's previous consideration and support, and we hope the above clarification is helpful when reviewing the resubmitted application.

Two support documents have been provided; one from the applicant and one from a neighbour.

Concern was expressed about the number of overnight guests in the village at any one time due to the number of residents offering holiday accommodation, and the impact this is having on parking and sewage, however it was acknowledged that this is a wider issue. Robert Davies offered to look into how other local authorities are managing this.

Parish Council response: *Priston Parish Council (PCC) unanimously supports the above application.*

Bruce Clarke offered to draft a response to the planning department:

Priston Parish Council SUPPORT this application.

Design and Character:

We consider the changes to the existing building will have minimal effect on the surrounding buildings and will not change the area's character.

Highways and Safety:

The proposal will potentially increase the number of vehicles driving to the village. This can result in difficulty for local residents with parking, particularly overnight. The provision of on site parking in the proposal should reduce that difficulty. The entry and exit from the site will require care, but the lane is generally quiet with little traffic.

We ask for a condition that visitor parking is retained in any future alterations on this site.

Environment and Green Belt:

There will be minimal impact on the green belt. Environmentally, the local sewage system and Wessex works will receive yet another increase in demand. This demand steadily increases with each new development or change in the village with no increase in the capacity of the works. Wessex Water should be encouraged to review the capacity of the local works.

Heritage and Conservation:

There will be minimal impact on the village.

3. Combe Hay Lane (South Stoke Plateau) application ref 26/01238/EOUT, to build up to 200 new dwellings.

Bruce Clarke shared comments from Landscape Historic Environments BANES who object to this planning application. SOBA (South of Bath Alliance) also object to the development. Over 200 comments have been published, with only two in support. The main reason for objections are due to it being an overdevelopment in an open space.

Concerns were raised about: the number of dwellings proposed being an overdevelopment; the the impact of the development on traffic on the A367 and surrounding roads, including vehicles using Priston roads as a shortcut; the impact on infrastructure, particularly in light of additional development proposals in other local areas such as Timsbury, Farmborough and Keynsham; and undesirable developments being a threat to our community integrity as a village and to the green belt.

Parish Council response: *Priston Parish Council (PCC) unanimously objects to the above application.*

Guy Davies offered to draft a response to the planning department:

Priston Parish Council OBJECTS to the above planning application and urges B&NES to take a robust stance against developments seeking to bypass local planning policy and to defend the interests of local residents.

Priston Parish Council OBJECTS to the above planning application on the following grounds:

Design & Character:

- *A previous application, similar except that the current application is for 200 rather than 290 houses, has already been turned down*
- *The proposed number of houses would result in over development on the South Stoke Plateau*
- *The Planning Inspector has previously indicated around 300 new homes might be acceptable, whereas this proposal would bring the total number of houses for the development to over 400*

Highways & Safety:

- *A particular concern with the cumulative effect on increased number of cars on the road in an already congested area on the A367*
- *A particular concern with the increased number of cars in surrounding roads / rural lanes, especially around Priston, as cars try to avoid congestion on the A367*
- *The limited public transport in rural communities' results in our parishioners having to rely on the motor car for work / other travel requirements and shall be affected by the increase in traffic volumes due to this development*

Environment & Green Belt:

- *The application, in combination with other proposed housing developments in nearby settlements of Timsbury, Farmborough, Radstock, Keynsham, and Saltford will add significant pressure on already overloaded local infrastructure: schools, doctors surgery's, dentists etc*

Heritage & Conservation:

- *The general concern that new government policy which requires an increased number of houses to be built in B&NES, is threatening the current condition of rural areas & rural villages in the area*

4. Any other business

New concrete bollards outside Village Farm: A resident had raised a concern that these are in the highway. Guy Davies has visited, and the resident believes the bollards lie within their boundaries, having been placed in the location of a previous green verge. Priston Parish Council believe there is no issue.

Planning meeting in Keynsham: Bruce Clarke, Robert Davies and Guy Davies attended a planning meeting in Keynsham with Bath Planners, and fed back discussion topics from the meeting including an upcoming survey by WECA to determine areas that will be designated grey belt instead of green belt; and a change in protocol for planning applications where smaller applications will be decided by a planning officer rather than going to committee, with only large housing developments or infrastructure applications going to committee.