

Minutes of the Extraordinary Meeting of Priston Parish Council Held at 7pm on Monday 31st March 2025 in the village hall

Present: Cllrs Guy Davies, John Lippiatt, Bruce Clarke, Peter Hopwood, Helen Burns, Nick Keppel-Palmer, Robert Davies, Jocelyn Nichols (Clerk), and 6 parishioners

- 1. Apologies:** B&NES Councillor Matt McCabe & B&NES Councillor Fiona Gourley
- 2. Greystones application for the erection of a one storey side extension and installation of solar panels on the roof.**

A correction to the application is that the house was built in the 20th century, not 21st. The extension is to be of timber construction with the roof below the height of the existing building. The new building will be very close to the boundary, which is why it requires planning approval, and cannot be built under permitted development rights. The Applicant has discussed the build with immediate neighbours who have no objection to the build.

Concern was expressed that the construction would cause disruption to access through the village, but any skips will be on the parking bay, and a mini digger will be used to minimise this.

Parish Council response: *Priston Parish Council (PCC) would like to support the above application.*

- 3. Church Farm redesign of 2 houses**

Guy submitted new drawings as he explained that the planning officer has emailed that she agrees with the conservation officer that the houses are too tall and materials not in keeping with the immediate area.

It was agreed that the council would write to Samantha Mason, the planning officer, to clarify our response. Robert agreed to draft the letter:

Priston Parish Council has been made aware that as part of an ongoing correspondence with the Applicant, your understanding is that Priston Parish Council has objected to the proposal. As there is an element of ambiguity in our Response, for the sake of clarity, we would like to confirm that our objection was to a previous Application on this site. This was mainly on the grounds that the land involved lay largely outside the area for which a change of use from agricultural to equestrian had been established by a CPLU.

It would be pointless to object to the current Application on grounds that have already been dismissed and the Parish Council's Response involved comment and recommendations rather than objections. We understand that your correspondence with the Applicant voiced concerns about the materials and scale of the new proposal, to which the parish Council had not, in fact, objected. Indeed, one of our comments showed significant support for the new design. However, in our view there are important issues raised both by the Parish Council and others, some arising from the previous Application, (e.g. the problem of flooding on the site) which require resolution should consent be considered.

Signed:Date: