

## **Minutes of the Meeting of Priston Parish Council**

### **Held at 7 pm on Monday 11th November 2024 in the village hall**

**Present:** Cllrs Guy Davies, John Lippiatt, Bruce Clarke, Peter Hopwood, Helen Burns, Nick Keppel-Palmer, Jocelyn Nichols (Clerk), B&NES Councillor Matt McCabe and 7 parishioners

1. **Matters raised by parishioners:** A parishioner asked if we were organising an event to celebrate the 80th anniversary of VE Day on 8<sup>th</sup> May 2025, and provided a booklet on how to take part and register an event. It will be an agenda item for the next meeting.
2. **Apologies:** Cllr Farah Downing, B&NES Councillor Fiona Gourley
3. **Minutes:** The Minutes of the Meeting held on Monday 2nd September 2024 were approved and signed, after changing a word in the first paragraph.
4. **Actions from previous meeting:**
  - A) John has discussed the letter concerning issues caused by increased shooting around the village with the gamekeepers, and has also received a letter from the pub supporting the shoots as bringing business to the village. **Action: John agreed to talk to gamekeepers again to see if it was possible to notify Aylet when shoots are due to occur, so that she can alert villagers via the Loop. Also could those taking part park more thoughtfully to allow villagers to access their homes.**
  - B) The dog mess situation has still not improved. **Action: Helen will organise a meeting with dog owners to ask for ideas to reduce the incidents, and Guy will purchase 3 bins, to be financed using our CIL money**
  - C) The defibrillator box in lower Priston has glue residue from missing signs. **Action: Helen and Bruce will purchase new aluminium signs to smarten it up.**
  - D) **Action: In the summer Guy will re-instate the window panels and provide shelves in the telephone box, which will become a children's library.**
  - E) **Action: John will ask Martin the gamekeeper about clearing brambles and rubble from the gate at Lammasfield Farm.**
  - F) Peter and Helen have worked on an active Emergency Plan using the B&NES template. John Cameron has agreed to be the Emergency Co-Ordinator, as he has a background in incident management. We now need a team for certain roles. **Action: Peter and Helen will compose a letter for the Link asking for volunteers to offer their skills for the different roles.** The clerk will be notetaker for the co-ordinator. Some purchases will be made from CIL money – approx. £1,000.
  - G) Bruce has asked Matt about how we increase the precept by 12%, and he has contacted B&NES for information.
  - H) **Action: Clerk to chase a response to the query about why the VDS is not included as it should be in planning decisions.**

I) Mill Cottage outbuilding appears to be lived in. **Action: Clerk and Chair to write to Mill Cottage to check it is a granny flat, not a separate dwelling.**

J) Peter investigated the Himalayan balsam in the stream and Andy Carveth of Priston Mill agreed he will top, cut and spray with weedkiller in the spring.

5. **Chair's Report:** The Chair attended the recent Parish Liaison meeting, which was very useful, and interesting to hear other parish issues.  
The recent communication from Community Catalysts was discussed, and as they mainly help in urban areas, it was felt that Chantel, our Village Agent, was providing a similar service for us already.  
It was agreed we should purchase some bleed kits to be kept with the defibrillators.  
The drain at the top of Priston Hill, which was reported as blocked to 'Fix My Street' has been unblocked.
6. **Financial Report for the financial year 1st July to 1<sup>st</sup> September 2024:** The Parish Council had £7,427.05 in the bank on 1<sup>st</sup> September and on 1 November there was £10,261.60, as we have received the second half of the precept. Expenditure was £1,079.95. Expected balance at the end of March is £3135.38 plus £2,835.22 CIL money. As our administration costs are at least £7,500, and the precept under £8,000, it was agreed we need to increase our precept by about 12% to aim for at least 6 months carry forward, as recommended by our auditor.
7. **Roads and Highways: Action: Clerk will remind B&NES about unblocking the culvert at Conegre Dip.**  
Improvement works to the track between Inglesbatch and Priston Mill are in B&NES' Capital budget for this year, so hopefully they will be done.  
The track between Marksbury and Farmborough roads is a Class 4 Adopted road. **Action: Helen and the clerk will write to B&NES to ask if they will maintain it.**
8. **Planning:** Wilmington Farm's application has been granted.  
The enforcement officer has visited the Shepherds Huts on Blind lane about the lights last week, but could not gain access, so is trying again this week.  
A planning application has been submitted by the dog training centre for 16 x 3 metre lights. We have not been asked to comment, but Bruce will write to Planning about the light pollution in the dark valley, and will notify Tunley parish council.  
A planning application has been received from The Old Byre to convert the garages to a 4 room annexe. **Action: Guy will respond to the consultation asking whether there should be a design access document.**  
Mead Cottage residents have applied for a certificate of lawfulness to erect a double garage and rear extension. **Action: Bruce will write to Planning suggesting that the openness of the green belt will be less compromised if the garage were to be built adjacent to the house as per their previous application, rather than to the side of the house which will affect the view from the church.**
9. **Flooding: Action: Clerk will again remind the B&NES flooding officer about the promised screen and stream improvements in Watery lane (Priston lane).**
10. **To report on the Climate and Ecological Emergency:** No issues discussed

11. **To report on footpaths:** No further issues.
12. **To report on external meetings and agree attendance at future meetings:** WERN AGM is on 13th November 2024 at 4pm on Zoom. Bathavon Forum is 25<sup>th</sup> November at 6pm on Teams.
13. **Any other Business:** Aylet has all (except 3) copies of the Link from it's inception in 1977. **Action:** Clerk to find out if these could be kept in the archive store at Taunton.

**Action:** Clerk to update Welcome Pack – including Bruce's email and shop changes.

Parking in the village, possibly by some new residents is causing difficulties for farm vehicles. **Action:** Helen will visit them to explain the issues.

14. **Date of next Meeting** –Monday 20<sup>th</sup> January 2025 7pm in the village hall.

Signed: .....Date: .....

JN 12/11/24

BC 13/11/24

**PRISTON PARISH COUNCIL – PLANNING APPLICATION  
CHECKLIST  
2019 edition.**

Created to align with the Bath & North East Somerset *Core Strategy* (July 2014), and *Placemaking Plan* (July 2017), and to include the adopted Supplementary Planning Documents: *Priston Village Design Statement* (2018), and “*Existing Dwellings in the Green Belt*” (2008).

**APPLICATION** 24/04048/FUL.....

**LOCATION** ...The Old Byre, Priston

**DATE OF PARISH COUNCIL MEETING:** ...11/11/2024.....

**1. Introduction:**

**Issues that shall be considered:**

The degree of compliance with all relevant BANES Local Plan Policies made up of the Core Strategy, the Placemaking Plan and the Priston Village Design Statement.

Traffic and highway safety issues.

The degradation of the amenity of near neighbours, including:

Loss of light, loss of privacy, impact on access, noise pollution  
and light pollution.

The design and the materials of the proposal.

Storm water and foul drainage.

Crime and/or Disorder impact.

**Issues that shall not be considered:**

Any effect on the value of the property.

Possible future development not included in the proposal.

The morals or motives of the applicant.

**2. Summary:**

In the Green Belt? YES

A Listed Building? NO

Inside the Priston Housing Development Boundary? YES

**3. Proposal:**

Explained by: PPC Planning Spokesman

**4. Consultation of Neighbours :**  
Reported by the PPC Planning Spokesman

Neighbour	Content	Reservation(s)	Objection
Camerons.....	Yes/No	.....	Yes/No
.....	Yes/No	.....	Yes/No
.....	Yes/No	.....	Yes/No
.....	Yes/No	.....	Yes/No
.....	Yes/No	.....	Yes/No
.....	Yes/No	.....	Yes/No

**5. Judge compliance with the following Planning Policies:**

The BANES Placemaking Plan (July 2017) Volume 1. Policies shown: [PP...]

Priston Village Design Statement, adopted as SPD October 2018. Recommendations shown: [VDS REC...]

Listed Building consent issues

(Further discussion of Green Belt policies can be found in: BANES *Existing Dwellings in the Greenbelt*, Supplementary Planning Document, as adopted Oct 2008, although this is in need of updating.)

Policy	Page	Issue	Assessment
VDS 6.3	28	Code of Practice for Developers	No prior contact
PP CP6	84	Environmental Quality	
		High Quality Design	1.
		Historic Environment	2.
		Landscape	3.
		Nature Conservation	4.
		Modification to existing building, minor exterior changes	
PP D1	88	General Urban Design Principals [large scale developments]	
		Safe, varied and attractive	a N/A
		Enrich character & local distinctiveness	b N/A
		Streets and spaces	c N/A
		Landscape structure & settlement characteristics	d N/A
		Buildings & spaces flexible & adaptable	f N/A
		Energy efficient	g N/A

Policy	Page	Issue	Assessment
VDS REC 1	31	Design features of new buildings	N/A
VDS REC 2	31	Maintain existing character	yes
VDS REC 8	32	Avoid inappropriate changes to housing density & size Increases housing density	
VDS REC 12	32	When development is allowed, improve the village infrastructure first	No change proposed
PP D2	89	<b>Local Character &amp; Distinctiveness</b> Modification to existing building, minor exterior changes	
		Responds to local character, layout, building lines,	a
		Roofscapes, materials, building forms	a
		Improves area of poor design	b
		Responds to historic grain – building heights etc	c
		Enhances natural features – landscape, views...	d
		Contributes to local social context	e
		Respects local architectural styles, proportions	f
		Reflects materials, colours, textures, boundary treatments	g
VDS REC 1	31	Design features of all new buildings should respect their immediate surroundings	No change
VDS REC 9	32	Ensure new or altered properties blend well with the village	No change
PP D.3	90	<b>Urban Fabric</b>	No change
		Provides continuity of street frontage	1
PP D.4	91	<b>Streets &amp; Spaces</b>	No change
VDS REC 3	31	Provide provision for parking	
VDS REC 13	32	Respect the village green spaces	
PP D.5	91	<b>Building Design</b>	No change
		Well designed building facades	a
		Extensions must compliment host building )	
		Good modern, innovative design supported )	
		Historic styles as appropriate )	c
		Buildings to provide wildlife habitats	d
VDS REC 2	31	Maintain the existing character in changes to existing buildings	
		No change	
VDS REC 5	31	Ensure boundary materials are appropriate	
		No change	
VDS REC 10	32	Design and locate outbuildings with consideration to their visual impact	No change
PP D.7	93	<b>Infill &amp; Backland Development</b>	N/A
PP D.8	95	<b>Lighting</b>	Not specified in application
		1. Not give rise to unacceptable illumination	a
		Impact on residential amenity or local ecology	b
		2. Protect darkness of rivers, ecological corridors	
VDS REC 6	31	External lighting should be minimal	
		No change	

Policy	Page	Issue	Assessment
PP HE1	102	<b>Historic Environment - Safeguarding Heritage Assets</b>	<b>N/A</b>
		1-7 Impact on a heritage asset	
		8 Listed buildings	b
		Conservation Area (not Priston village)	c
		Archaeology	d
		Non-designated heritage assets	g
PP NE2	108	<b>Conserving &amp; Enhancing Landscape &amp; Landscape Character</b>	<b>N/A</b>
		1. Conserves/enhances landscape & local distinctiveness	a
		Conserves/enhances important views	d
		2. Avoids or mitigates adverse impact	
		3. Includes Landscape & Visual Impact Assessment	
VDS REC 4	31	Retain existing vistas and landscaping	<b>Yes</b>
VDS REC 11	32	Include a Landscape and Visual Impact Assessment	<b>No</b>
PP NE2A	111	<b>Landscape Setting of Settlements</b>	
VDS REC 4	31	Retain existing vistas and landscaping	<b>Yes</b>
PP NE2B	112	<b>Extension of Residential Curtilages in the Countryside</b>	<b>No</b>
PP NE3	115	<b>Sites, Species &amp; Habitats</b>	
		3 Impact on features of the landscape	<b>N/A</b>
		4. Harm to nature conservation minimised	a <b>N/A</b>
		Compensatory provision	b <b>N/A</b>
		Site lighting designed to avoid harm	d iii <b>Not specified</b>
PP NE6	118	<b>Trees &amp; Woodland Conservation</b>	<b>N/A</b>
PP NE1	124	<b>Development &amp; Green Infrastructure</b>	<b>N/A</b>
PP CP8	126	<b>Green Belt</b>	<b>Yes</b>
PP GB1	128	<b>Visual Amenities of the Green Belt</b>	<b>No change</b>
PP GB2	128	<b>Development in Green Belt Villages</b>	<b>Adds a dwellings</b>
PP GB3	129	<b>Extensions &amp; Alterations to Buildings in the Green Belt</b>	<b>Yes</b>
VDS REC 2	31	Maintain the existing character in changes to existing buildings	<b>Yes</b>
VDS REC 9	32	Ensure new or altered properties blend well with the village	<b>Yes</b>
VDS REC 10	32	Design and locate outbuildings with consideration to their visual impact	<b>No change</b>
PP PCS	131	<b>Pollution &amp; Nuisance</b>	<b>Adds to traffic</b>
PP PCS2	132	<b>Noise &amp; vibration</b>	<b>Adds to noise</b>

Policy	Page	Issue	Assessment
<del>PP PCS6</del>	<del>135</del>	<del>Unstable Land</del>	
PP PCS7A	137	Foul Sewage Infrastructure	
VDS REC 7	31	Surface water runoff should be controlled	No change
PP CP9	141	Affordable Housing	N/A
<del>PP RA4</del>	<del>143</del>	<del>Rural Exceptions Sites</del>	
<del>PP RE1</del>	<del>193</del>	<del>Employment Uses in the Countryside</del>	
<del>PP RE2</del>	<del>194</del>	<del>Agricultural development</del>	
<del>PP RE3</del>	<del>195</del>	<del>Farm Diversification</del>	
<del>PP RE4</del>	<del>196</del>	<del>Essential Dwellings for Rural Workers</del>	
<del>PP RE5</del>	<del>197</del>	<del>Agricultural Land</del>	
PP RE6	198	Re-Use of Rural Building	Satisfies Local plan criteria
<del>PP ST1</del>	<del>215</del>	<del>Promoting Sustainable Travel</del>	
		Reduce adverse impact of all forms of travel on natural and built environment	
<del>PP ST5</del>	<del>219</del>	<del>Traffic Management Proposals</del>	
		Ensure improvements for pedestrians, cyclists	3
		Improve air quality	6
		Respect local distinctiveness and not detract from the quality of the historic environment	7
VDS REC 15	32	Enhance road safety	No change
PP ST7	223	Transport Requirements for Managing Development	
		No change	
		Safe and convenient access	1b
		Suitable vehicle access	1c
		Parking	4
		Appropriate level	4a
		No increase of on-street parking in the vicinity of the site affecting highway safety and/or residential amenity	4b
VDS REC 3	31	Provide provision for parking	already exists



**6. Assessment of the Proposal:**

Is the scale, height, massing, degree of extension acceptable?	YES
Are the design and materials satisfactory?	YES
Is the character of the landscape enhanced?	NO
Are the drainage arrangements satisfactory: Storm water	YES
Are the parking arrangements satisfactory?	YES
Are the traffic implications satisfactory?	YES
Is the effect of cumulative extensions in the vicinity acceptable?	YES
Is the amenity of neighbours preserved?	NO
Is the Crime and Disorder impact acceptable?	YES

**7. Conclusion:**

<b>SUPPORT</b>	<b>COMMENTS ONLY</b>	<b>OBJECT</b>
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**Support**

- if so, what aspects are supported and on what policy grounds?
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**Comments only**

- if so, concerning which aspects?

- a) The proposal does represent Infill except that the use is suggested as an annex
- b) Suggest solar panels added to roof to help meet CP3 Renewable energy targets
- c) Exterior lighting to be minimised
- d) Concern that the proposal may be used as rental accommodation or Air BnB which may increase traffic on a small lane, further load the sewage system in Priston (already fully loaded) and could add to light pollution in the village

**Object**

- if so, which aspects are objected to and on what policy grounds?

**Additional notes:**

The related documents listed by B&NES Planning as relevant are:

Agric Land Class 1,2,3a, Coal –  
Standing Advice Area,  
Housing Development Boundary,  
NRN Woodland Strategic Network Policy NE5,  
Policy CP3 Solar and Wind Landscape Potential,  
Policy CP8 Green Belt, Policy  
Policy CP9 Affordable Housing,  
Policy GB2 Infill Boundary,  
Policy NE3 SNCI 200m Buffer,  
SSSI - Impact Risk Zones

- a) Proposal is within the Housing Development Boundary
- b) There are no trees or natural spaces affected by the change so NE5 has no effect
- c) CP3 calls for renewable energy to be considered so **solar panels could be added to the SW roof**
- d) CP8 green belt, there is no change of size or position of dwelling so not affected.
- e) CP9 affordable housing, the change is not proposed as a separate dwelling, though it could be used as such.
- f) GB2 Infill, This does infill a housing proposal inside the boundary
- g) NE3, The proposal does not alter the proximity to any Site of Nature Conservation Importance (SCNI )
- h) Site of Special Scientific Importance (SSSI) impact is not changed

**Response to Planning 17 Nov 2024 from PPC Clerk by email:**

Planning Application: 24/04048/FUL - The Old Byre

For Attention Of: Case Officer Christine Moorfield

Hello Ms Moorfield

I am writing on behalf of Priston Council in response to the recent planning application for the conversion of detached double garage into annex accommodation to dwelling, at Old Byre , Priston Lane, Priston, Bath, Bath And North East Somerset, BA2 9ED.

Priston Parish Council notes the application does not include a design & access statement and believes it would be beneficial for one to be submitted as part of this application.

Priston Parish Council is unsure how the conversion can be defined as an annex to the existing dwelling, as the location of the detached garage is some distance from the existing dwelling and is therefore seeking further clarification of the intended use of the proposed accommodation through the request for a design & access statement.

In principle, Priston Parish Council would support the application, if the new accommodation is to be used for family use or intermittent use only, however Priston Parish Council would be reluctant to support the application if the conversion of the garage is for a commercially rented accommodation space.

Please can the applicant provide clarification of the intended use of the converted double garage.

Thank you in advance for your help.

Yours sincerely