

### **Application for St Peter's Church, Freshford 19/01332/FUL**

The Parochial Church Council (PCC) of the parish has agreed proposals for the significant reordering of the inside of the church, to widen its use across village activities. This is part of its wider mission. As part of the Church of England any work inside the church building is subject to Church Faculty regulations only, and is not subject to local authority planning controls or applications.

The PCC considers it necessary to create improved access to the building through the churchyard and to provide Disabled Access through the gate way and across the pathway into the church. Currently, there are significant steps and changes of level moving from the road, through the gates and along the path, and on entering the church.

The proposals provide for a new gateway to the right of the existing opening with ramped access into the churchyard, new pathways, and ramps into the church through the porch. The existing gateway steps are Listed, and Planners are not supportive of rebuilding or rearranging the current entrance steps and gates. As this work is outside the church building, normal planning application rules apply. The Church has held detailed discussions with B&NES Planning staff and these proposals include amendments following those meetings.

Some comments and one objection have been received. These mainly concern parking issues, and the materials used in the construction of the new gateway. It should be noted that the need for a disabled access also arises from the difficulties experienced by current users of the church for services, weddings, funerals and other functions; this particular application is not driven entirely by the internal reordering of the church. Without reordering, access still needs to be improved.

The Villages Design Statement in the Neighbourhood Plan should be followed in terms of materials used and the style of the construction of the entrance and pathways.

### **Application for Ranikhet Farm Park Corner 19/01474/REM (Removal of Condition 4)**

Planning Permission was granted for a two-storey extension at Ranikhet Farm in 2009 (09/02302/FUL). The permission included a number of conditions, one of which (No 4) was the non-opening and provision of obscured glazing for a window overlooking the garden of the neighbouring property.

The Application is for the removal of the condition for the following reasons:

- I. Any view into the garden of the neighbouring curtilage mentioned in the delegated report, The Hollies, is minimal due to the position of the window relative to that garden and is purely incidental to any outlook from that window. This counters the objection statement that there would be a "grossly obtrusive oversight"
- II. The light into that end of our room and balance of what is a sitting room is affected significantly by the obscuration
- III. A significant health and safety issue exists due to not being able to open the window

The immediate neighbours are objecting fundamentally on the basis of invasion of privacy.

In considering the original application in 2009, the Parish Council resolved to give comments only as its response to the consultation process.

As regards the issue of privacy, the PC response to the original application included:

4. PRIVACY. We ask the officer to take this into account, bearing in mind that the property is on a higher contour than those in Freshford Lane which face the east elevation with its substantial increase in window space on both storeys and particularly the balcony proposed. We maintain that privacy extends to curtilages as well as to the built properties. Part of The Hollies garden is immediately below the new extension, and further away but still within vision are Culverwell Cottage, Fairlawn and the other residences set back from Freshford Lane, just below that property.

14 objections have been lodged on the BANES planning web site.

The Applicants have submitted supporting comments.

The objections and supporting comment are all open for public view on the BANES planning web site.

It should be noted that the Conditions were defined by BANES planning within their Determination process of the original Application (09/02302/FUL) and were not explicitly requested by the Parish Council.

### **Application for South Lodge High Street Freshford - 19/01471/FUL**

This proposal concerns the rear wall of the dwelling facing on to its back garden.

There is a 1970s extension at the rear of the property made of reconstituted concrete blocks. It is in the Conservation Area. It is proposed to cover this surface with naturally treated oak cladding. Any traditional bath stonework will not be affected. The cladding will cover the ground and first floors. At the same time new windows will be installed at the rear of the property. The owners have already undertaken significant refurbishment works which can be seen at the front of the property. No adverse responses have been received from neighbouring properties. Any work undertaken must follow the requirements of the Villages Design Statement in the Neighbourhood Plan.

### **Application for Riversmeet, 2 The Orchard - 19/01795/FUL**

Report to follow. Full details are on the BANES planning web site.