

Freshford Parish Council

(Draft) Planning Reports for Consideration at the June 2019 meeting of the Council.

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 Applicants have been advised by B&NES Planning Department that they are entitled to seek a Discharge of the Condition and have for the reasons they have now submitted put forward their case for the Condition to be removed.

The applicants seek a Removal of Condition 4 attached to the Planning Permission granted on the 1st July 2009 - Application 09/02302FUL for the following reasons.

- I. Any view into the garden of the neighbouring curtilage 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 to clean it. The window has to be cleaned from the outside by using a ladder placed at a dangerously steep angle.

Their neighbours, the Bradshaws, object to the Application on the grounds that a removal of the Condition will result in their property, and especially their garden, being overlooked and that this amounts to an intrusion on the privacy they presently enjoy. They say that the Condition was attached specifically to prevent their property being overlooked. Family members and friends have also lodged objection.

Both the grounds for the Application and the objections to it are evident and clear from the papers submitted to the Planning Authority.

The case Planning Officer has attended the site and carried out an Inspection.

Recommendation :

The Parish Council Comment Only in the terms set out in this Report.

The full facts are before the Planning Officer and are sufficient for a determination to be made on whether or not it is reasonable for the Condition to be discharged. Both the Application and the Objections are properly made. The parties have not been able to resolve the position through agreement between them and the Parish Council is not minded to either support or object to the Application but instead to leave it to the judgment of the Planning Authority.

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. The property lies within the Conservation Area and within the Housing Development Boundary and Settlement 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 to the front of the property. No adverse responses have been received from neighbouring properties.

Recommendation

That the Parish Council support the Application. Though relatively minor work is proposed to the rear concrete block wall of the dwelling, the work will further enhance the appearance of the building in the Conservation Area.

Application in respect of land off an access road on Staples Hill, Freshford for the erection of a polytunnel - 19/02194/FUL

The Applicant Mrs Jean Hawker makes Application to place a polytunnel on land just off Staples Hill so that she may grow vegetables for the family. The land in question lies just within the parish boundary.

The Applicant has consulted with close neighbours and with those on the other side of the valley. All have indicated their support.

Recommendation:

That the Parish Council support the Application. It makes good and productive use of a small piece of land and leaves but a slight imprint.

Freshford Mill. 19/01889 VAR and 19/01890/VAR

In two linked applications the Applicant Company seek to vary a substantial number of Conditions attaching to the Permissions previously Granted for development to take place on the site.

The variations sought are too numerous to list are are concerned with the detailing on balconies, balustrades doors ,windows, car ports, landscaping, board walks, car parking, external lighting.

The applicants say this :

Sustainability and housing delivery are key aims of both the extant development plan and the National Planning Policy Framework. This site has a sensitive planning policy context and has posed significant physical and financial challenges but the developer with the help of their consultants and the Council have worked through these.

These proposals seek to combine a number of changes, as a result of design development. . The proposals are a practical and pragmatic way to bring the northern part of the site to the market as soon as possible without prejudicing the ongoing development of the southern part. Careful consideration has been given to ensuring the quality is at least maintained and improved as far as is possible.

Overall the proposals, with the minor changes to external appearance and external context, are a pragmatic and practical response to site context and ongoing site constraints. However, quality is retained, and the development still sits as a positive contribution to the appearance and character of the area.

Recommendation

Subject to the wish of any councillor to draw to the attention of the Parish Council any specific concerns in respect of the proposals advanced, it is recommended:

The Parish Council Comment in these terms :

The Council recognise that the changes sought are a pragmatic and practical response to the site context and ongoing site constraints and have no specific concerns to the proposals put forward. The Parish Council recognises the considerable number of difficulties which the Applicant Company has had to overcome and has yet to overcome in bringing forward the development to a point where the housing is occupied, and remains fully in support of enabling the scheme to come to fruition.

19/01943/FUL Homewood Park (Hinton Charterhouse Parish)

Extension to garden terrace and erection of single storey outbuilding.

The Planning Statement submitted on behalf of the Applicants provides a full and detailed brief in support of the Application and comprehensively deals point by point with relevant Planning Policy in order to seek to demonstrate that the Application is compliant and should be granted.

Hinton Charterhouse Parish Council support the Application.

Recommendation.

The Parish Council make no representations.

The time for comment lapses on the 7th June (though it is probable that comments received from Freshford PC after that date would be accepted.) The plans reveal that the new single storey building slightly obscures the clear vista of the main building from the south elevation and to that extent is displeasing to the eye. It does not seem to line up entirely sympathetically with the existing building and the style and proportions do not blend as well as one would wish. These are matters which will be considered by the Planning Authority and in the circumstances it seems sensible to leave it to the Officer's experience to exercise judgment.

