

COMPTON MARTIN PARISH COUNCIL

Chairman: Axel Palmer LL.M BSc. FRSA
Clerk: Jane Griffiths

Please reply:
The Old Mill
Mill Lane, Compton Martin
Bristol BS50 6NA
Tel/Fax: 01761 221702
Email:cmpec_clerk@yahoo.com

12th June 2012

Mr Andrew Strange
Bath & North East Somerset
Planning Services

Dear Mr Strange,

Planning Application Number: 12/01250/FUL
Name of Applicant: Mr John Shallcross
High View Cottage, The Street, Compton Martin.
Erection of a one bedroom family annex cottage (refurbishment)

Compton Martin Parish Council considered the above planning application at their meeting on 11th June 2012. They wish to tick the **OBJECT** box for the following reasons.

The Parish Council's previous comments remain relevant and I have been asked to attach those comments to this response for your information.

This property is in the **Mendip Hill AONB** and is in the **Compton Martin Conservation Area**.

I have previously informed you that the information given regarding the shared driveway was incorrect and assume that this information will be reviewed and altered to reflect the correct ownership of the driveway, i.e. Numbers 1 and 2 Southlakes.

It would appear that there are two folders for this property on the B&NES website, High View and High View Cottage. In order to reflect the true planning history of this site both these folders should be viewed and ideally brought together as one file.

The Parish Council is not happy with the scale of the drawings which do not reflect a true impression of this property. The predictable collapse of the bank onto the main road would indicate the instability of the proposed site. It is strongly advised that a site visit is made before any decision is made.

The following policies were considered by the Parish Council when determining their views regarding this application:

Policy D2

The general design of this property continues to be poor. It is not in keeping with the surrounding area and those properties that are within a Conservation Area. Car parking and access onto roads continues to be a concern and we urge the Highway Department to come and visit the site in order to personally assess the current situation.

The Parish Council, in their deliberations, discussed Policy D2 a), b), c), d), e), f) and felt the application did not meet these specifications.

Policy SR9

There is an issue with regards to Public Rights of Way which should be resolved before any decision is made. There is no mention of the Public Right of Way on the Application.

Policy ES5, Policy ES14 and Policy NE14

The Parish Council is concerned regarding flooding and we understand there are legal proceedings pending regarding flooding issues.

The bank adjacent to the main A368 has already seriously collapsed onto the pavement and road due to severe rain, indicating the instability of the bank.

Policy BH6

This property is within the Compton Martin Conservation Area. The Parish Council do not consider this development preserves or enhances the character or appearance of the area, in terms of size, scale, form, massing, position, and would ask you to consider all of the points mentioned in Policy BH6.

Policy T.1 and Policy T.24

The Parish Council is extremely concerned regarding the safety of all traffic and would ask you to consider all items in Policy.24. We are led to believe that this annex is currently used as an overspill bed and breakfast facility and would therefore ask you to consider the commercial aspect concerning safety also. Vehicle access and traffic movements continue to be a concern.

Yours sincerely,

Jane Griffiths
Clerk to the Parish Council

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14 November 2011

11/04667/FUL – HIGHVIEW COTTAGE, THE STREET, COMPTON MARTIN.
MR JOHN SHALLCROSS, BUILD A TWO BEDROOM FAMILY ANNEX COTTAGE TO
EXISTING PRIVATE DWELLING

The new application 11/04667/FUL is for 'a new build two bedroom detached cottage' which would form a semi-detached property with the existing outbuilding which appears to be used as some form of living accommodation although not having planning permission.

This current application is once again for a 'new build' and although the footprint is slightly smaller there seems to be no significant alteration from the previous applications in its overall mass and impact on the street scene.

The Parish Council would like to draw attention to the H M Inspector's Report following Appeal Reference APP/FO114/A/09/2103940 and APP/FO114/A/10/2121756 and the previous two refusals reference 08/03746 and 09/00207. The Parish Council continue to consider the following statement to be of basic importance.

Planning considerations: Structure Plan, PPS7, PPG15, AONB & Conservation Area BH6

Compton Martin is situated in an Area of Outstanding Natural Beauty and the centre of the village is designated a Conservation Area. This location has the highest status of protection in relation to landscape and scenic beauty. Consequently, Compton Martin Parish Council has to have particular regard to high standards of design and setting to ensure developments are sensitive to the character of existing settlements and conserve historic, wildlife and landscape resources thus enhancing the Conservation Area.

The main issues continue to be:

- The design of the property remains uninspiring and continues to be totally out of keeping with the Conservation Area as supported by previous documentation.
- The building would still be too large and prominent for the site and the land usage too over worked resulting in a setting, which is out of keeping with the character of the immediate area. The building would dominate the streetscene.
- The overall size and prominence has greater impact than suggested by the Architect and the drawings accompanying bear no relation to a realistic scale or perspective, giving a slanted view. The proposed access to this has no bearing on the new build
- The applicant still wishes to include a Leylandii hedge which is entirely out of keeping reference our comments 09/002207

Conclusion

Compton Martin Parish Council believes that this application does not meet the requirements laid down in the B&NES Local Plan, taking AONB, PPS7, PPG15, Conservation Area guidelines into consideration, and therefore the Parish Council cannot support this application.