West Harptree Parish Council
Planning Report 20th February 2023

New Applications

Reference: 23/00386/FUL
Address: Nethway, Bristol Road, West Harptree, Bristol, BS40 6HG
Proposal: Erection of single storey rear and single storey side extension

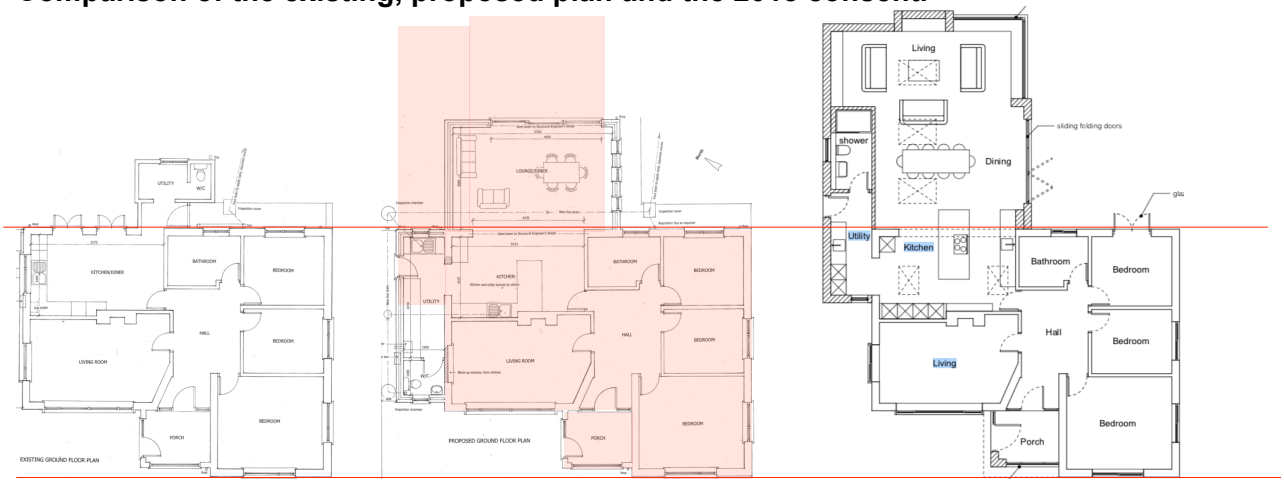
Relevant Planning History
Consent was granted on 9th Jan 2018 for application reference **17/05532/FUL** *(Erection of single storey rear and side extension and new replacement porch following demolition of existing rear extension and front porch.)* WHPC wrote to support the application. There were seemingly no other consultation responses, for or against.

The porch was replaced to the new plans but the side/rear extension has not been built and while the 2018 consent has now lapsed, it does set a very significant precedent.

This application

The owner is seeking consent for a more modest side and rear extension.

Comparison of the existing, proposed plan and the 2018 consent.



Existing **Proposed** **2018 Consent**
(Extent of 2018 consent is shaded)



The current proposed extension has a pitched roof to the side and flat roof to the rear of the property and is materially smaller on plan than the 2018 consent.

Proposed consultation response
To be consistent with our 2017 response, it is suggested that our response should be, "*West Harptree Parish Council supports this application.*"

Pending Applications

There are no pending applications

New Local Plan

I attended the Rural Areas Workshop on 23rd January at Keynsham Library, a consultation event on the new Local Plan.

The event was reasonably well attended by representatives from rural parishes. After a brief scene-setting introduction, the format was a series of sessions working in small groups responding to quite complex questions. I felt that the B&NES facilitators structured the event rather too heavily and there was insufficient time given to prioritising and weighting the emerging issues. Summary conclusions:

- Rural parishes are uniformly concerned about forced housing developments.
- Certainly within my group, two themes emerged:
    - We need to focus on maintaining/strengthening local communities.
    - We need to maintain focus on climate change.
- The group discussions raised issues such as affordable housing, local employment, home working, the potential for local "office hubs", expected changes to the agriculture sector, rural transport and the vital importance of local shops, pubs and recreation facilities.
- Sadly, I fear that the heavily structured workshop approach will not produce the necessary clarity in terms of the parishes' views on key issues.

The B&NES web pages on the new ***Local Plan*** do also mention a B&NES "***Economic Strategy***" which is apparently being developed in parallel. This is prudent since the economy drives new development although nothing of this was mentioned at the workshop. Examples abound in the UK where rural economies have failed and communities have therefore subsequently collapsed. Following the meeting I have corresponded with Richard Daone and Jackie Clayton on the importance of the local economy to maintaining/strengthening local communities, asking for appropriate focus on rural areas.

See the overall development schedule below. Further workshops with parishes and community groups are proposed in late spring / early summer.

