West Harptree Parish Council

Planning Report 17th April 2023

New Application

Reference **23/00098/FUL**
Address **West Harptree House , Bristol Road, West Harptree, BS40 6HG**
Proposal **Erection of new 2 bed detached dwelling within existing residential garden plot.**

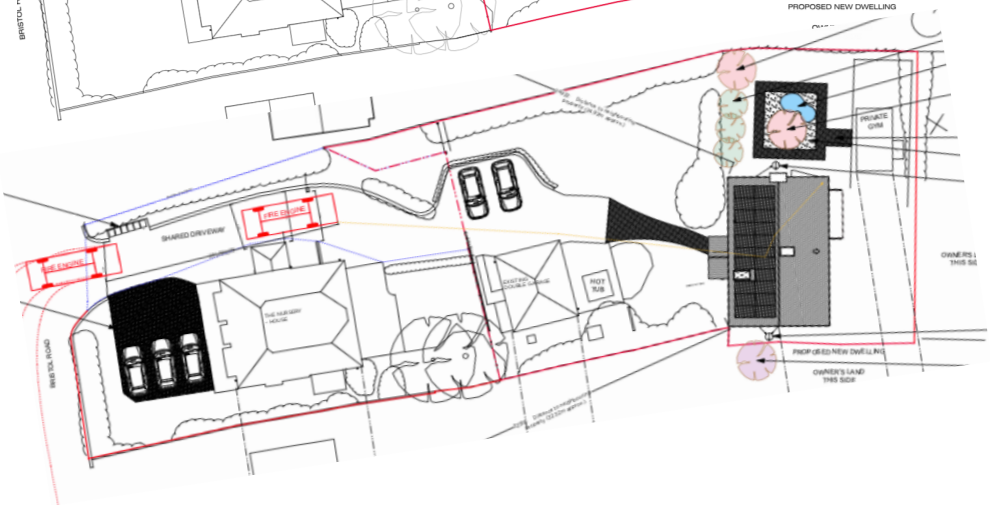
Relevant Planning History
Application Reference 20/03968/FUL was received on 25/10/2020 for erection of 1no. 2 bed detached dwelling within existing residential garden plot. WHPC initially objected primarily because the development breached the development boundary. The scheme was adjusted and the WHPC objection was withdrawn and consent was granted on 3rd February 2021

Scope

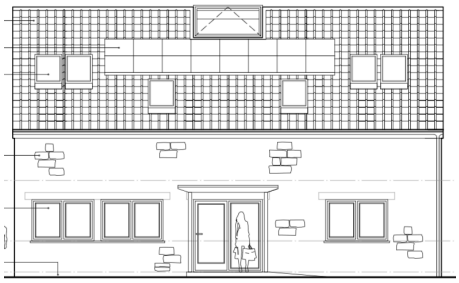
Consented in 2021



Now proposed



The new proposal now has a shared drive and a parking area for West Harptree House to the front of the property. The new property is set further back from the development boundary and of very similar size (**Consented**: 12.16m x 8.24m x 7.7m high to ridge, **Proposed**: 12.38m x 8.39m x 7.9m high to ridge).



Consented



Proposed

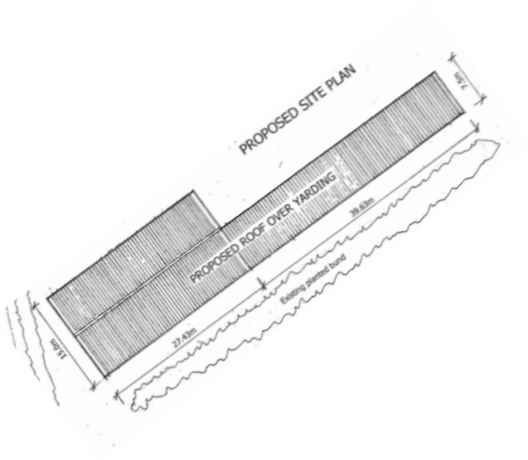
Conclusions,
Overall, the revised proposal seems to be an improvement, moving the new house back from the development boundary and potentially preserving the mature trees by the drive, although the drawings and submissions are not clear on this aspect. The elevations are no longer stone but are certainly in keeping (and arguably rather more in keeping) with adjacent properties.

Proposed response
WHPC Supports the application so far as has been submitted. We would however request that landscape proposals are provided and that all existing mature trees are retained.

Reference: **23/01112/AGRN**
Address **Whistley Farm , Whistley Lane, West Harptree, Bristol, BS40 6HD**
Proposal **Erection of steel framed building to cover yard**

Overview
This is a notification for an Agricultural Permitted Development and is presently pending consideration. The proposal is for a large barn of some 67m x 15m on the South East side of the farmyard.





The web site notes that nobody can comment on an application for Permitted Development.

Pending Applications

Reference: **23/00759/FUL**
Address: **Easton, Bristol Road, West Harptree, BS40 6HQ**
Proposal: **Erection of car port following the demolition of garage.**

WHPC wrote to **support** the application. Target date for decision 24/04/23

Reference: **23/00606/CLEU**
Address: **Bungalow Farm, East Harptree Road, West Harptree, BS40 6BQ**
Proposal: **Use of land as the curtilage to the dwelling for a period of more than 10 years (Certificate of Lawfulness of Existing Use).**

B&NES has issued a Certificate of Lawfulness.

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

WHPC wrote to **support** the application. B&NES has **permitted** the development.

New Local Plan

Nothing to report