**PM21.3/1 Those Present, in Attendance and any Apologies**

Present Cllrs J Mcguirk (Chair), D Clark, N Goddard & J Jennings

Apologies Cllrs S Manea-Nelken & R Jackson

In attendance RBC Ward Cllr T Combellack, CBPC Clerk N Mayglothling

 3 Members of the Public (Mr D Lambert, Mr J Good & Mr A Makin)

**PM21.3/2 Introduction of the Application Cllr Mcguirk**

Cllr Mcguirk welcomed all to the meeting and outlined the meeting protocols. It was noted that the RBC Conservation Officer had published comments on the RBC Planning website regarding this application late on the 24th which had since been circulated in full to all Cllrs by the Clerk.

**PM21.3/3 Statements on the Application Mr Adrian Kerrison (Applicant)**

Mr Kerrison had been invited to attend the meeting to speak on the application and perhaps address some of the published concerns. Regrettably Mr Kerrison was not in attendance so Council resolved to consider the application as presented, with the addition of material supplied by Mr Kerrison with regard to the post-build resultant Street Scene (as previously circulated to attendees).

In the absence of Mr Kerrison the question of why this (or any similar) garage/store structure was not included in the original planning submission went unanswered, as it was felt that such inclusion / further massing on this site may well have influenced permissions at that initial submission stage.

**PM21.3/4 Public Statements on the Application Local Residents**

Mr Lambert and Mr Good spoke to outline their (RBC-Planning website pre-published) Objections to various aspects of this application. Both were thanked for their attendance and their contributions. Councillors had no questions for the residents in attendance.

**PM21.3/5 Councillors Questions and Considerations led by Cllr Mcguirk**

Cllr Goddard, Planning Lead for CBPC, presented a full overview of the history of applications with regard to a site which is noted as “sensitive and core within the Village Conservation Area.” Various earlier *in principle* or specific planning proposals had been rejected by both CBPC and RBC, with RBC having eventually given conditional consent (including the removal of all Permitted Development Rights) to the current development, despite objections by the Parish Council. The materials, scale & materials of the proposed car-port / store application as referenced, in the RBC Conservation Officer’s assessment, all offer harm to the Conservation Area. The proposed repositioned access drive, whilst offering greater security to the remaining trees between the site & The Martins Arms, required greater detail. Fuller consideration for the design impact on the street scene remained key.

Council noted **that the proposals as presented did not enhance but instead offered harm to the Village Conservation Area** **and were also contrary to Design Policy D1 of the Colston Bassett Neighbourhood Plan.** Cllr Goddard was thanked for his in-depth assessment & for outlining the history of applications on this site and the Parish Council’s engagement with related planning applications. Following further debate & comments from all Councillors present **the Parish Council resolved to OBJECT to the application and were recorded as unanimous in that view.**

There being no further business Cllr Mcguirk thanked all for their attendance and closed the meeting at 7:32pm.