

Priddy Parish Council

Please reply to:

The Parish Clerk, Priddy Green House, Priddy, Wells BA5 3BE

Telephone: 01749 870358 email: parishclerk@priddyparish.org

Parish Council Response to Planning Application 2013/0038.

Erection of detached Dwelling at The New Inn, Priddy for Mr G Hatton.

The Parish Council considered the above application at a meeting on 26th February 2013. Councillors voted unanimously to refuse the application.

The Parish Council does not want to see any development around the village green and has prepared a Statement of Policy Regarding Priddy Greens, a copy of which is attached.

The Parish Council refers to Mendip District Council policy SN17 regarding the retention of community facilities. It feels that the removal of the conservatory and loss of the garden will seriously damage the viability of the pub business.

Additionally, the Parish Council is aware of an email dated 10th January 2013 from George Hatton of the New Inn sent to a previous customer trying to book bed and breakfast rooms. The email indicated that *“the New inn will be closing at the end of January and not opening again as a pub or B&B”* and that it was the intention to seek planning permission to convert the skittle alley and B&B rooms into holiday lets. It is very much the case therefore, given the above, that a decision to permanently close the New Inn pub has already been taken and an important community facility lost.

The Parish Council wish to see the long term future of the New Inn pub established before development of the site is considered.

The Parish Council reiterate the comments made by the Mendip Hills AONB in their letter dated 25th February 2013 regarding Priddy Green and the New Inn.

“Priddy Village Green is a very important historic landscape feature within the Mendip Hills AONB. The AONB Unit is therefore concerned regarding the cumulative impact of proposed new development on the character of Priddy Green and would ask the Council to be particularly mindful of this when determining the above planning applications.

In addition, it is understood that the New Inn public house (where a new dwelling is proposed within its grounds) has closed and is currently boarded up. Given the importance of the building and its former use to the character of Priddy Green and its role as a community facility, the AONB Unit considers it important to ensure that every effort is made to retain the premises as a public house. It is noted that Policy SN17 of the Adopted Mendip Local Plan seeks the retention of important community facilities including public houses and the Council will therefore need to take this into account in terms of future proposals for the site.”

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The Parish Council feel that aspects of the design of the proposed dwelling including the incorporation of dormer windows are contrary to the Priddy Parish Plan, a copy of which is enclosed.

Priddy Parish Council as land owner notes that the access to the proposed dwelling across the village green has been included within the red line boundary of the site. Legal advice indicates that the intensification and change in character of the existing access would require a fresh grant of access which the Parish Council is not prepared to give.

Mendip District Council policy Q13 refers to noise sensitive development. It is likely that this policy will apply should the New Inn pub reopen.

The Parish Council is hosting an open meeting to discuss matters concerning the village green and has commissioned a survey of parishioners on these matters. Early indications are that public opinion is strongly in favour of the reopening of the New Inn pub and the withdraw of the proposal for the new dwelling.

Alan Butcher
Priddy Parish Clerk
1st March 2013

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