

LEA & CLEVERTON PARISH COUNCIL

1004

The Minutes of the Planning Committee Meeting of Lea & Cleverton Parish Council held on Tuesday August 29th 2017 in Lea Village Hall commencing at 19:30 hours.

Present: - Cllr S N Suter (In the Chair);

Cllrs J M Cull; M J Crockett; T P Culling; B E Gore; N T Maidment and D E Maidment.

Mr J Parmiter. Clerk/RFO. 1 member of the Public.

112/17: Apologies: None.

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113/17: Declarations of Interest: None.

114/17: Planning Matters:

i) Planning Applications for consideration:

a) 17/07178/FUL – Coombe Barn, Lea. SN16 9PF

Proposed roof lights in attic.

No adverse comments made on this Planning Application.

b) 17/07251/FUL Tranmere, The Street, Lea. SN16 9PA

Extension and modernization of bungalow and installation of wood burner

The Parish Council support the proposed development at Tranmere comprising extension and modernization of the existing bungalow for the following reasons (i) it will provide family accommodation and thereby support local housing needs (in accordance with CP1), help maintain the social diversity of Lea village, and contribute to the local primary school population within the Parish (ii) it will sit within and accord with the size and scale of the property curtilage, and therefore accord with the existing pattern of development and local setting in that part of Lea village (CP 57); and (iii) will have no overbearing implications for adjacent properties, and will remain a bungalow with no increase in roof height.

The support of the Parish Council is contingent upon the following two conditions:

1. The property sits within the Conservation Area of Lea village. The Application proposes that the *"front elevation external wall is to be concrete block insulated cavity and smooth render finished off (sic) buff Cotswold colour"* and suggests that this form of construction will be as *"sympathetic as possible to the surrounding locality, with materials matching those of neighbouring properties ensuring a design finish to the development that will benefit the local character of the area"*.

Smooth rendered front elevations are **neither** a distinctive **nor** traditional form of construction in the Lea Village Conservation Area. The traditional form of dwelling and construction material comprises stone (natural Cotswold and reconstituted) houses with clean building lines, set back within their front gardens, often fronted by low stone (natural and reconstituted) garden walls. Of the (approximately) 100 dwellings in the Conservation Area, only 3% have render on their main, road-facing elevations. None of the properties in the Conservation Area surrounding Tranmere have rendered walls.

The Proposal is therefore incorrect to suggest the proposed materials will match with, and be of benefit to the local character of the area; and as such directly contravenes core planning policies CP2 and CP57. Notwithstanding, the fact that a very small percentage of buildings elsewhere in the Conservation Area have historically been allowed (erroneously) to construct rendered elevations, is not justification for continuing to erode the underlying architectural nature and character of the village with further examples of the same inappropriate construction.

In point of fact, the external fabric of Tranmere is constructed of conventional sized bricks of a colour which so closely resembles (fresh) Cotswold stone, that it blends sufficiently with the fabric of other properties to be habitually taken by many to actually be constructed from reconstituted Cotswold-type stone.

Minutes of the Planning Committee Meeting of Lea & Cleverton Parish Council. August 29th 2017

b) 17/07251/FUL Tranmere, The Street, Lea. SN16 9PA (Cont'd):

The Parish Council therefore supports the Application, only on the condition that the front elevation, and preferably also the new gable end elevation, are constructed from materials which match those of the existing front elevation walls; and that rendered finishes on these elevations are therefore not used.

114/17: 17/07251/FUL Tranmere, The Street, Lea. SN16 9PA (Cont'd):

2 The Application proposes that surface water drainage will be discharged to the Wessex Water main sewer "as existing". The proposed extension will result in an increase in effective impermeable roof area of some 100%, and therefore an unmitigated increase of similar magnitude in total and peak flow rainfall run-off. This will be to the direct disadvantage of parishioners and inhabitants living downstream in the village, and is in direct contravention of core policy CP67 which seeks betterment through appropriate SUDs measures to reduce the rate of rainwater run-off, and to improve rainwater infiltration to surrounding garden and soil.

In principle, any increase in discharge to public sewers is to be avoided because of the risk of surface water hydraulic surcharging, and intermingling with foul drainage water systems, with potential adverse health impacts on local residents living downstream. Hydraulic overloading and the backing-up of foul sewers is commonplace during times of high rainfall.

The Parish Council therefore supports the Application, only on the condition that full details are submitted which comply with the requirements of CP67, for the safe management of increased rainfall run-off, viz consideration of measures to reduce run-off rates and alternative measures for discharge.

115/17: Planning applications determined:

17/05204/FUL – Land adjacent to 12 St Giles Close, The Street, Lea. SN16 9PQ

Refused 10th August 2017.

a) The proposal, by reason of its design, scale, mass and siting, would result in a cramped form of development which fails to integrate into the existing built context and pattern of development. Accordingly the proposal constitutes poor design which is harmful to the character of the surrounding area, contrary to Core Policy 57, sections i., iii., and vi. of the Wiltshire Core Strategy, Saved Policy NE14 of the North Wiltshire Local Plan as well as the Core Planning Principles, paragraph 17, and Section 7, paragraphs 56, 57 & 58 of the National Planning Policy Framework.

b) The position of the new dwelling proposed by virtue of its close proximity to No. 12 St Giles Close would have an overbearing impact on the amenity of this neighbour contrary to the requirements of Core Policy 57 section vii., of the Wiltshire Core Strategy and Section 7, paragraphs 56 & 58 of the National Planning Policy Framework.

c) The proposed development, by reason of its siting, orientation and layout, fails to provide the necessary turning facilities required to provide safe access and egress of the site, to the detriment of highway safety. The proposal therefore fails to accord with NPPF paragraph 32 and Core Policy 61 regarding safe and suitable access.

d) 17/05351/CLP – Wyncroft, The Street, Lea. SN16 9PA

Certificate of Lawfulness for the proposed permanent stationing of a mobile home to provide ancillary residential accommodation. There was a discussion on the procedures in respect of Certificates of Lawfulness and their approval without reference to the Parish Council.

e) 17/05508/TCA – Tranmere, The Street, Lea. SN16 9PA

Fell 1 No Sycamore Tree *Consent Granted 05/08/2017*

f) 17/06129/TCA – Ramalea, The Street, Lea. SN16 9G

Felling of 1 No Willow Tree. *Consent Granted 01/08/2017*

Minutes of the Planning Committee Meeting of Lea & Cleverton Parish Council. August 29th 2017**115/17: Planning applications determined (Cont'd)**

g) 17/06652/TCA Coombe Green Cottage, Lea, Malmesbury. SN16 9PA

Reduce Horse Chestnut tree to previous Pruning Points, Fell 3No conifers and 1No Birch and Re-pollard 1No willow Tree. *Consent Granted 08/08/2017*

116/17: Lucent Technologies Car Park site:. The latest information from Hunter Page re foul sewage disposal had been circulated to Members.

117/17: Neighbourhood Plan: There was a discussion on the need for such a Plan. However due to the need for the formation a Group to prepare such a document it was agreed to take no action at this time.

118/17: Planning Enforcement.

Land adjacent to Littlecote: No progress.

Aquetong Farm: No Progress. Increasing number of horse boxes noted.

119/17: Members RESOLVED that the next Planning Committee Meeting be called as required.

In the absence of any further business the Chairman thanked all for their attendance and closed the Meeting at 19.50 hours.

Signed...

Date...