

# LEA & CLEVERTON PARISH COUNCIL

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The Minutes of the Planning Committee Meeting of Lea & Cleverton Parish Council held on Tuesday November 8th 2017 in St Giles Church Room commencing at 19:30 hours.

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

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

Mr J Parmiter. Clerk/RFO.

1 Member of the public

137/17: **Apologies:** None.

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138/17: **Declarations of Interest:** None.

139/17: **Public Questions:**

The matter of 17/05024/FUL was raised from the floor. The occupant of No 11 St Giles Close was very concerned about the entire project, the safety aspect, the parking and the general appearance of the dwelling and its impact on the adjacent dwellings and the area in general. In his view the plans did not show sufficient detail. The Chair advised that at this stage it was usual not to go into specific detail, they were only a broad outline of the proposal and that we were aware that the matter had gone forward to Appeal. The Parish Council's objections had been clearly expressed against the matter. It was noted however that the Appeal Document specifically stated that the Parish Council had not replied which was contrary to the fact that a response had been submitted and uploaded to the Wiltshire Council's planning web site. The second amended planning application 17/09178/FUL amending the original application had been ignored by LPA no doubt due to the action of the Applicant lodging his Appeal. We would review our earlier submission and updated it as necessary to ensure that all our concerns and those of those raised by others were well documented.

140/17: **Planning Matters:**

**a) 17/09762/FUL – The Quest, Cresswell Lane, Lea SN16 9PE**

Amendment to planning permission 16/09970/FUL by raising to roof forming accommodation over in roof space. (Storage) The Parish Council object to this amended Planning Application because the scale and mass of the proposed "garage", covering 70 sqm rising to a height of 6 metres, would be completely out of keeping with surrounding buildings and the local setting of Cresswell Lane. Such a large building would be similar in size to the existing house, and standing on land elevated above the level of the lane would dominate the local landscape. The proposed location of the stairway to a first floor level, would compromise the use of one of the proposed parking spaces, making this very large building essentially just a two car garage.

**b) 17/09865/FUL - Lovett Farm, Swindon Road, Little Somerford, Chippenham. SN15 5BP**

Use of building as self-contained residential annex associated with Lovett Farmhouse.

**c) 17/09869/FUL – Lovett Farm, Swindon Road, Little Somerford, Chippenham. SN15 5BP**

Use of building as a Self-contained Holiday Let.

*The two above proposals were dealt with as a single unit with our discussion and reply covering all the relevant points.* The Parish Council supports this planning application noting that it:

(i) Supports an existing rural business, contributes to a sustainable rural based business, and has taken the opportunity conversion to do this through conversion of an existing rural building; and

(ii) By providing additional accommodation annexed to the main farm building for the next generation of the farming family enables social stability and hence further certainty for a sustainable rural business at Lovett Farm.

**d) 17/10048/FUL - Redcroft, Swindon Road, Lea, Malmesbury SN16 9ND**

Revised application for the extension of existing dwelling, erection of garage with studio over with associated landscaping works. The Parish Council has no objection to this Planning Application

141/17: Planning applications determined:

a) 17/08439/FUL – Haywoods, The Street, Lea, Malmesbury. SN16 9PA

Demolition of existing attached garage and erection of two storey side extension to house  
*Consent Granted October 19<sup>th</sup> 2017* in accordance with paragraph 187 of the NPPF.

**Condition:** "The parish council supported the application subject to a condition relating to surface water run-off as the property is located in a low lying area of the village. The issue was discussed with drainage engineer who recommended that a condition should be attached for further details on this issue to be submitted."

142/17: Planning Enforcement.

The Clerk reported that he had currently had no further information on any of the matters.

143/17: 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 20.30 hours.

Signed...

Date...

Informal discussion on non agenda item.

**Help shape Wiltshire Plan 2036** – Correspondence raising this topic had been received too late for inclusion on the Agenda for the Planning meeting on November 8<sup>th</sup>.

The committee briefly reviewed the scope and format of Wiltshire Council's and Swindon Borough Council's proposed Local Plan Review and Joint Spatial Framework, which have been circulated for consultation with Parish Councils.. It was agreed that a sub-committee (Chair J Cull and Councillor S Suter) would undertake a detailed review and prepare draft comments for consideration by the Parish Council, before submitting our responses to the plans.

After the foregoing discussion it was agreed that the item be included on the upcoming Parish Council agenda for November 21st for further consideration.