

The Minutes of the Planning Committee Meeting of Lea & Cleverton Parish Council held on Tuesday August 21st 2018 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; A P Fuller; B E Gore; N T Maidment; D E Maidment.
Mr J Parmiter. Clerk/RFO. Ms. C Mann. Parish Clerk Designate. 4 Members of the Public

140/18: Apologies: None

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141/18: Declarations of Interest: None.

142/18: Public Questions: The Members of the public in attendance expressed their strong detailed opposition to the proposal in relation to size, finish, the fact that it was out of keeping with the adjacent properties, was overbearing and an unsuitable development within the Lea Conservation Area. It was also noted that the Parish Council had received a copy letter addressed the LPA in opposition.

143/18: Planning Matters:

Planning Applications for consideration:

a) 18/07023/FUL – Heath Farm, Brickyard Hill, Garsdon SN16 9NW

Proposed alterations and extensions to side of property.

The Parish Council support this planning application. We consider this to be a very reasonable proposal to modernise this fine old building. The use of natural stone and slate for the proposed side garden extension and the alignment, size and shape of windows to create second floor accommodation are in keeping with the scale, style and architecture of the property. The modest scale of the proposal means that the size of the final building is in balance with its surrounding gardens and curtilage. Given that the property occupies a large plot and that both Heath Farm and the surrounding properties (adjacent and opposite) are well set back from Brickyard Hill we perceive no potential for conflict in terms of obstruction of light or infringement of privacy. We consider the proposal conforms to Core Policies 50, 51 and 57 in that the proposed development is appropriate to its surroundings in terms of scale, form and materials, and suitably exploits the opportunity to modernise an attractive existing building.

b) 18/07395/TCA – Coombe Green Cottage, Coombe Green, Lea, Malmesbury SN16 9PA

30% Crown Reduction and installation of Cobra Brace to Ash Tree. Fell one Conifer.

Members raised no objections.

c) 18/07333/FUL Ashludie House, Crabmill Lane, Lea SN16 9PG

Extending above existing study and garages, Extension to north of garages. Single storey garden room extension. Internal alterations. **The Parish Council strongly object to this proposal for the following local reasons:**

1. The proposed development lies in the Conservation Area of Lea village. Ashludie House is one of a trio of contemporaneous houses of matching architecture and form. These are the only houses built to the south of Crab Mill Lane. The proposed development would comprise a major protuberance in terms of height and length into the open village aspect of Crab Mill Lane. The form, mass, scale, location and slab-sided nature of the proposed development would not integrate with or complement or enhance the local open nature and distinctiveness of Crab Mill Lane and the Conservation Area. It would clash with and be at variance with the architecture, appearance and pattern of development of its companion houses.
2. Crab Mill Lane is used extensively by the inhabitants of Lea as access to footpaths to enjoy the open fields and river which surround the village and to walk to the town of Malmesbury. Many residents, not only those living adjacent to the proposed development, would therefore have to endure this intrusion into what is currently a pleasantly open view along Crab Mill Lane, in perpetuity.

c) 18/07333/FUL Ashludie House, Crabmill Lane, Lea SN16 9PG (Cont'd)

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- 3 The drawings submitted under the Planning Application have scales quoted in the title block, but no bar scales. They are therefore insufficient to reliably determine measurements. Bar scales should be a mandatory part of all planning applications. Because of the lack of available measurements valid comparison between elevation and section drawings is compromised evoking doubt about drawing consistency e.g. (a) confirmation that eave and ridge levels have been consistently shown is not possible (b) the projecting roofline shown in the top right of the North Elevation is confusing. In the above context it is estimated that the proposed two storey extension would project some sixteen metres beyond the main north elevation of the property, and be some seven metres in height. Given the proximity of such a large slab-sided structure to the property next door (Churchwood House) it would not be compatible with that adjoining property, nor would it avoid either overshadowing or imposing light intrusion impacts on the inhabitants, and therefore the current quality of light they enjoy. On these grounds the proposed extension would also contravene Core Policy 57 of WCS.

d) 18/07349/FUL - Nightingale Lodge, Swindon Road Brinkworth SN15 5DA,

Addition of a dormer roof to detached garage to provide additional storage and a games room.

Based on the delineation of Parish Boundaries provided on Wiltshire Council's website this property lies partly in the Parish of Brinkworth and partly in the Parish of Little Somerford, and outside the Parish of Lea and Cleverton. The Parish Council of Lea and Cleverton have no objection to this application but would make the following comments (a) we note there is no substantiation accompanying this application to satisfactorily demonstrate that the intended occupancy and use of the converted outbuilding will be to the benefit of the main residence; and consequently (b) we presume that should permission be granted it would be on the condition that the converted outbuilding will only be used for ancillary residential purposes in connection with the main dwelling, and not as a separate unit of accommodation.

144/18: Planning applications determined:

a) 18/05835/FUL – Little Winkworth, Lea, Malmesbury SN16 9PG

Proposed rear extension. *Consent Granted August 10th 2018*

145/18: Planning Enforcement.

Cllr J M Cull reported that he had received no response from Cllr Sturgis following his two e mails dated July 19th and August 8th regarding the various enforcement matters still outstanding. Allan Brown Enforcement Officer had also been written to by the Clerk and subsequently by Cllr Cull.

Due to this lack of response it was the Members RESOLVED that Cllr Cull should write direct to Baroness Scott.

146/18: Next Meeting: 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 20.15 hours.

Signed...

Date...

