

# **Lea & Cleverton Parish Council**

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Minutes of the Lea & Cleverton Parish Council meeting held on the **3<sup>rd</sup> November 2020** via Zoom at 6.30pm

**Present:** Cllrs J Cull , J Crockett, S Suter (Chair), S Masson, N Maidment, D Maidment & P Fuller

**Also present:** Claire Mann (Parish Clerk)

**57/20 To receive apologies for absence**

Apologies received from Cllr Pugh

**58/20 To receive declarations of interest**

Cllr Cull declared a non-pecuniary interest in planning application 20/08401/FUL – The Limes and stated that he would take no part in discussion.

**59/20 To receive any public questions**

None

**60/20 To discuss planning applications received to date & to note applications determined**

20/08323/FUL – Firs Farm

Following discussion it was **resolved** that the Parish Council **fully supports** this application

20/08717/FUL – The Gate

Following discussion it was **resolved** that the Parish Council **has no objection** to this application

20/08550/FUL – Foxlea Cottage

Following discussion it was **resolved** that the Parish Council would submit the following comments on the application;

- The site is located within the Lea Conservation Area. The proposed wall construction comprising coloured render is out of keeping with, and would be a stark contrast to the host dwelling. Notwithstanding that the original reconstituted stone of the host dwelling (North Cerney Bradstone T Block) is no longer manufactured, the best-match possible currently manufactured stone should be used to maintain a consistent appearance between dwelling and garage walls.
- The application provides no details about materials to be used for the new driveway. These should be permeable in order to ensure as far as possible that there will be no net increase in rainfall runoff rate, and thus no increase in flood risk to downstream properties.
- The application provides no details about how the increase in rainfall runoff from the new garage impermeable roof is to be managed in order to maintain no-detriment in surface

water flood risk to downstream properties. Appropriate SUDs arrangements should be provided based on no net increase in risk of runoff discharge to combined sewers under high rainfall events

20/08237/PNCOU – Firs Farm

Following discussion it was **resolved** that the Parish Council **objects** to this application for the following reasons;

- There is insufficient detail to demonstrate that the type, size and condition of the structural support members of the existing building are sufficient to create a safe new dwelling structure
- There is insufficient detail to demonstrate that the structural members, the building fabric and its existing foundations are capable of conversion without recourse to substantial demolition and replacement
- The location and orientation of the dwelling would directly impact upon the privacy enjoyed by the adjacent dwelling
- The existing building is described as a farm workshop. The location of the proposed dwelling within a working farm is not considered to be a sensible, desirable or safe environment regarding farm traffic, noise and air quality
- There is insufficient detail to demonstrate dependable access and parking arrangements for the dwelling

20/08401/FUL – The Limes

Following discussion it was **resolved** that the Parish Council would submit the following comments on the application;

- The proposed scale of the total development which includes two, two-storey side extensions, a rear extension, enclosure of an existing porch, four parking bays and drive-way; would occupy some 60% and be out of keeping with the size of this small plot
- The proposed two-storey southern extension which will replace an existing conservatory, is estimated to have an eaves height of over 5 metres, and will extend to within 1 metre of the boundary with the adjacent property.
- The scale of the development will increase the total site impermeable area (building, parking areas, paved ways and patio) to over 200% of existing. The application provides no details about how this potential increase in rainfall runoff is to be managed in order to maintain no-detriment in surface water flood risk to downstream properties. Appropriate SUDs arrangements should be provided based on (a) no net increase in risk of runoff discharge to combined sewers under high rainfall events; (b) acknowledgement that water table levels are elevated during high rainfall events
- The drive-way area between the proposed four parking areas appears geometrically insufficient to permit a suitable turning area for a standard car

- The recent social survey throughout the Parish as part of preparing a Neighbourhood Plan, revealed that many residents value and enjoy the openness and unrestricted nature of the village of Lea including views between buildings to the countryside beyond. The scale of this proposed development would impact on this enjoyment

Meeting closed at 7.20pm