

Lea & Cleverton Parish Council

Minutes of the **Planning Committee of Lea & Cleverton Parish Council** meeting held on the **8th March 2022** in the Village Hall at 7.30pm

Present: Cllrs S Masson, C Pope, D Maidment & S Suter (Chair)

Also present: Claire Mann (Parish Clerk) & 2 members of the Public

14/22 To receive apologies for absence

Apologies received from Cllr N Maidment

15/22 To receive declarations of interest

None.

16/22 To receive any public questions

None

17/22 To discuss planning applications received to date

PL/2021/09832 – Garsdon Manor Farm

Following discussion it was resolved that members have **no objection** to the application.

PL/2022/00397 – 4 Old Bakery Close

Following discussion, it was resolved In principle that Lea and Cleverton Parish Council has no objection to this application to construct a rear single storey extension which will incorporate an existing conservatory. Given that the rear garden is small and private and already incorporates a similar though smaller structure, it is therefore considered that there are no incremental issues concerning impacts upon neighbouring dwellings; and no adverse environmental implications.

Members note that this dwelling lies within the Lea village Conservation Area. The “Design and Access Statement” states that the current proposal is that the materials of the external walls of the extension are faced with ashlar cast Cotswold stone; but that “engineering considerations may necessitate a lighter more flexible timber-framed construction”.

Whilst the former mode of construction is considered appropriate, the latter would be out of keeping with the materials and character of construction predominating in the Conservation Area. Members strongly suggest that should permission be granted, a condition be applied that external wall materials should be “Ashlar cast stone” walling in accordance with the (un-numbered) drawing submitted with the application

PL/2022/01031 – The Homestead

In principle Lea and Cleverton Parish Council has no objection to this application to construct a single storey extension for disabled use. Members commented that whilst the Application Form states that the extension will be built in “Vander Scala red antique bricks to match existing”, that

the whole of the existing two storey dwelling, apart from two very small sleeper walls to the front porch, is built in reconstituted "Cotswold" stone. The appearance of a single storey brick extension, grafted onto the side of an existing attractive "stone" building, would be visually completely out of keeping.

PL/2022/01302 – Heath Farm

Following discussion it was resolved that member’s understanding of this application is to request a variation to Condition 2 of the Decision Notice granting planning permission viz to submit amended the design drawings which formed part of application 19/11766/FUL to show a revised size and location for the proposed development. Given that the scale, materials and design concept remain broadly unchanged Lea and Cleverton Parish Council has no objection to this proposed variation.

PL/2021/07451 – Crab Mill Farm

Lea and Cleverton Parish Council had no objection to the original application submitted in July 2021 (ie original PL/2021/07451) for the construction at Crab Mill Farm of a new swimming pool with seating. With regard to this revised application there is uncertainty about the precise location of the proposed development. There is contradiction and ambiguity between the locations shown on the proposed "Block Plan" drawing, and the location shown on the revised "Site Location Plan". The former refers to the location shown on the original July 2021 application viz in an open area immediately to the south of Crab Mill Farm dwelling, whilst the "revised" location appears to be proposed in a field to the west of Crab Mill Farm, a field identified as "Crab Mill Garden".

Lea and Cleverton Parish Council strongly objected to planning application PL/2021/04099 submitted in June 2021 which proposed development of a new 4 bedroom dwelling within "Crab Mill Garden", the self-same field that is now the subject of this revised application. The Parish Council’s objections to PL/2021/04099 included the proposed location of the development, flood risks, pedestrian and highway safety, and the potential for impact on the natural and built environments. Whilst not all of these issues would necessarily be relevant to this current revised application PL/2021/07451, the Parish Council is not in a position to determine their importance because of the uncertainty and ambiguity referred to above viz the precise location of the proposed development.

Members are also unclear about why the website entry suggests that this application is for a change of land use from agricultural to garden use viz why the piece of land called "Crab Mill Garden" is considered as agricultural land.

Without clarification and further details of the above members are unable to make an informed or balanced assessment, and Lea and Cleverton Parish Council therefore **objects** to this application.

Meeting closed at 8.15pm

Signed.....Date.....