

Lea & Cleverton Parish Council

Minutes of the **Parish Council Meeting** held on the **8th November 2022** in the Village Hall at 7.30pm

Present: Cllrs S Masson, S Suter, C Pope & S Carroll

Also present: Claire Mann (Parish Clerk), Elizabeth Threlfall (Wiltshire Council) & 1 member of the public

105/22 To receive apologies for absence

Apologies received from Cllrs N Maidment, D Maidment & S Forrest

106/22 To receive declarations of interest

None received

107/22 To receive public questions

None received

108/22 To approve minutes of meeting held on the 6th October

Cllr Masson requested that it is minuted that volunteers of the Playing Field Working Group are covered by the Parish Council insurance. The Minutes were approved and signed as a correct record subject to amendment.

109/22 To consider planning applications received

PL/2022/07763 - Ashleigh

Following discussion it was resolved that Lea and Cleverton Parish Council has **no objection** to this application **subject to the precise meaning and status of the term “residential curtilage”** used.

It is presumed that should this application be approved, it will be made clear that the new parcel of land proposed for inclusion in the “residential curtilage” of Ashleigh is not to be taken as inclusion into the existing “planning unit” which currently constitutes Ashleigh dwelling; since the latter would presumably confer Permitted Development rights upon the new parcel of land, and that would be tantamount to development in the open countryside which is not permitted under Wiltshire Core strategy development policies.

Members request that should approval be given, an appropriate statement or condition should be included clarifying the planning unit status of the new parcel.

PL/2022/07908 – Coombe Green Farm

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

PL/2022/07941 – East Meadow

Following discussion it was resolved that members **strongly object to this application**.

The proposed development is located in Lea Conservation Area where there is a requirement to preserve and enhance the character and distinctiveness of the area. These requirements are set out in Core Policies 57 and 58 of Wiltshire Core Strategy, paragraphs 129 and 130 of the National Planning Policy Frameworks, and relevant sections of (Part 2) of the National Design Guide. We note that Core Policy 58 (6.136) states heritage assets include “conservation areas”.

There is therefore a requirement to sustain and enhance the character, appearance and setting of the conservation area. This has a strong materials palate, predominantly natural or reconstituted stone built cottages and buildings with open frontages. With the exception for historic reasons of important buildings such as St Gile’s Church and Manor Farm, stone boundary walls tend to be low and less dominant and, as a consequence allow open views and vistas of countryside beyond.

These are local characteristics which underpin the “Identity” of the conservation area. As required by NPPF and the National Planning Guide, any development should have an appreciation and understanding of the vernacular, local character and local architectural precedents that make an area distinctive.

The style, architecture and materials of the proposed development do not accord with the identity of the conservation area. They do not harmonise, and in fact would clash with the character, distinctiveness and predominant materials of the area. There are no existing examples of open jointed timber clad buildings, or of buildings with dual stone and timber clad walls in the area. Nor are there examples of flat, grass roofed buildings with roof lights, or of architectural features such as Iroko soffits and powder coated aluminium copings, or of powder coated aluminium window shutters. All these features would conflict with and detract from the distinct identity of the conservation area, and with the character for which it was designated.

The drawings submitted provide no leading dimensions, only scale bars. This is a recurrent problem when assessing the size and scale and therefore potential impact of a proposed development. Since bar scales are the only means provided, these have been used to estimate lengths and height. The proposed front-facing boundary wall in front of the planned “home office” will be 1.8 to 1.9 metres in height.

Such a high wall would conflict with the general character of the conservation area where, as noted above, stone boundary walls tend to be low and less dominant. Such a wall would harm the openness of the conservation area at this location and block what is considered an important vista of the countryside to the east of the village. Openness and views of the countryside beyond was an important characteristic for which the Conservation Area was designated. During consultations for the emergent Neighbourhood Plan for Lea and Cleverton, many respondents deemed these views of surrounding countryside to be very important and that they should be preserved and not interrupted by new development.

Regarding location, size and scale the proximity of the propose home office to the front boundary wall would be highly prominent and intrude into the existing street-scene of the area. It is only beyond The Chapel to the north that the street-scene becomes more enclosed with building fronting the road.

The proposed development is in conflict with Core Policies 57 and 58 of Wiltshire Core Strategy, with the requirement of the National Planning Policy Frameworks, and with relevant sections of (Part 2) of the National Design Guide, and should **therefore be refused**.

110/22 To note Finance Report

The report was noted, the budget and EMR will be confirmed at meeting in December

111/22 To discuss the way forward with reference to the Planning process, particularly the application at Winkworth Gate

Following discussion it was resolved that members are extremely dissatisfied about the process in which Wiltshire Council determines Planning Applications, particularly those that the Parish Council strongly object to. Members request that interactive consultation is maintained throughout the process in the event of contentious applications being made. Cllr Threlfall stated that she is in contact with the Planning Committee at Wiltshire Council and requests consultation with the PC throughout the decision-making process.

Members feel that Wiltshire Council must apply their own policies to application decisions.

Contact will be made with surrounding Parishes to garner support to address this issue.

112/22 To receive an update from the Footpath Working Group

Cllr Carroll reported that three stiles had been repaired along Brillscote Farm and that other sites will be reviewed for further work.

113/22 To consider Parish Council response to proposed Traffic Regulation Order

Following discussion it was agreed that the Parish Council strongly objects to the proposals and does not want to see any changes to existing arrangements. Cllr Pope will create a document to be submitted, detailing objections.

114/22 To consider LHFIF proposals at Lea Top and determine way forwards (potential removal of Bus Shelter)

Cllr Threlfall will consult with residents of the Crescent to determine feelings towards the removal of the Bus Shelter.

115/22 To receive Highways update & Local Highways & Footpaths Improvement Group meeting outcome

Cllr Pope reported that the movement of the 30mph sign at the Spinney has not been permitted, Cllr Threlfall will investigate national criteria as to why its movement was declined by WC.

116/22 To consider expenditure of CIL payment received from the Spinney Development; Stiles & Future of Village Hall

It has been agreed that this would be deferred to the next meeting whilst considering budget requirements.

Meeting closed at 9.25pm