

Lea & Cleverton Parish Council

Minutes of the Planning Committee of Lea & Cleverton Parish Council meeting held on the **13th August 2019** in the Church Room at 7.30pm

Present: Cllrs J Cull ,T Culling, J Crockett, S Suter (Chair), P Fuller, A Barnes & B Gore

Also present: Claire Mann (Parish Clerk), Cllr Toby Sturgis (Wiltshire Council) & 2 members of the public.

85/19 To receive apologies for absence

Apologies received from Cllrs. N Maidment & D Maidment

86/19 To receive declarations of interest

None

87/19 To receive any public questions

None

88/19 To discuss planning applications received to date.

19/06496/FUL – Crendon House

It was resolved that the Parish Council has **no objection** to this application

19/06716/PNCOU – Land at Street Farm

Members resolved to offer partial but **qualified support** for this application. Comments included:

Building 2 – Steel framed barn.

The scope and scale of development proposed for Building 2 is such that it essentially constitutes a new-build to create two-storey dwellings, and not a change of use by conversion of the existing barn structure.

The building operations required for Building 2 are beyond those defined as allowable under Section Q of the T&CP Act. The drawings submitted with this application lack details needed demonstrate how the live and dead loads of the proposed external walls, internal walls and first floor structural components of the development are to be transmitted to and safely carried by the existing steel framed structure. The drawings have no details to show how these new loads are to be safely transmitted to the existing foundations; or alternatively that new dedicated foundations will be needed.

The Visual Structural Inspection Report does not reliably demonstrate that the existing structure is capable of supporting the proposed conversion. The lack of inspection of the existing foundations to determine their type, size and condition means it is unproven that the existing

structure is capable of safely withstanding the additional loads imposed by the new conversion works. The report notes that the existing frame has withstood wind, storm and snow loading for in excess of 30 years old. This is irrelevant in that it provides no guarantee that the existing steel framework will be fit for purpose to withstand the increased live loads that will be imposed once the complete perimeter of the barn is clad following conversion

Building 1 – Concrete Portal Barn

Building 1 might potentially be acceptable for conversion from its agricultural use to new single-storey dwellings

Members have the same reservations made above for Building 2 concerning the scale and scope of building operations needed to achieve conversion. Concerns are based on the same lack of details and hence evidence that the existing structure and its foundations will have the capability to withstand the additional dead and live loads which will be imposed by the conversion.

The Parish Council welcomes any initiative that seeks to develop lower cost housing in the Parish thereby providing opportunities for younger and lower income families to remain or move into the Parish. It is considered that this is important to maintain the diversity and vibrancy and hence sustainability of our community. Members do however question the desirability of creating dwellings at this site given the close proximity of farming operations and surrounding farm infrastructure including a silage clamp and livestock barns.

19/05708/FUL – The Croft

It was resolved that the Parish Council **strongly objected to the original application** for this development on the grounds:

1. That there is a need to retain the currently limited stock of bungalows in Lea for older citizens to enable and encourage them to live in our village and to maintain a sustainable demographic balance
2. The bungalow in question was designed and built as one of a pair and the proposed two-storey conversion would ruin this long-standing distinctive and pleasing street scene
3. The architectural style and materials proposed comprising opal white rendered walls and Siberian larch cladding, utterly conflict with the character and distinctiveness of the Lea Conservation Area.

Whilst this proposed amendment goes some way to addressing the concerns in 3 above, it still involves rendering to main road facing elevation of the property. This is at variance with all other surrounding buildings and the efforts made by their owners to ensure that the buildings and their facades maintain the natural stone architecture and distinctiveness of this part of the Lea Conservation Area. In addition the current proposed amendment does not address the objections made in 1. and 2. above. Lea and Cleverton Parish Council therefore **strongly objects** to this **amended proposal**.

19/07045/FUL – 1 Manor Farm Cottages

It was resolved that the Parish Council has **no objection** to this application

19/07190/FUL – Ashludie House

It was resolved that the Parish Council has **no objection** to this application

19/07102/FUL – All Saints Church

Lea and Cleverton Parish Council **fully supports** this application. Regarding public health and safety it is noted that the documentation submitted with the application does not provide the details to demonstrate:

- Confirmation that the porosity of the soil at the site will give the infiltration rate required to ensure that aerobic digestion occurs; and
- Confirmation that there is no potential for adverse impacts on the quality of groundwater

L&CPC suggests that formal confirmation is needed that these two technical issues have been sufficiently addressed.

19/07496/FUL – The Manor House

It was resolved that the Parish Council has **no further comment** to make on this application