

## **LEA & CLEVERTON PARISH COUNCIL**

974

The Minutes of the Planning Meeting of Lea & Cleverton Parish Council held on Tuesday October 18<sup>th</sup> 2016 in Lea Church Room. The Meeting commenced at 19:30 hours.

**Present:** -. Cllr S N Suter (**In the Chair**); Cllrs J M Cull. M J Crockett; B E Gore and N T Maidment

**140/16: Apologies:** Cllrs A W Barnes & J B Wood. (Business). D E Maidment(Vacation)  
: Mr J Parmiter. Clerk/RFO.(Indisposed)

**141/16: Declarations of Interest:** None.

**142/16: Planning Matters:**

**Planning Applications for consideration:**

i) **16/08392/FUL – Manor Farm, Garsdon SN16 9NN.** Convert Barn to dwelling

Members reviewed the proposal and RESOLVED to support with no objections

ii) **16/08802/FUL – Birkdale, Crab Mill Lane, Lea. SN16 9NF**

Two Storey Extension, Single Storey extension and External Alterations.

The Parish Council reviewed the proposal and object to this application for the four reasons set out below:

1. The proposed development lies in the Conservation Area of Lea village where the distinctive, traditional form of dwelling and construction material comprises natural stone houses with clean building lines, set back within their front gardens, often fronted by low natural stone garden walls. The proposed construction comprises a mixture of building materials to construct a cluttered arrangement of one and two storey extensions, set beneath an assortment of roof lines and levels. The design, form and materials of the proposed development do not integrate with or complement or enhance the local distinctiveness of this Conservation Area, and as such contravene Core Policy 57 of the Wiltshire Core Strategy (WCS).
2. The proposed two storey extension would project some eight metres beyond the main elevation of the adjoining property to the west. It would therefore not be compatible with the adjoining property, nor would it avoid either overshadowing or 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.
3. In addition the Technical Guidance on Permitted Development Part A (Department for Communities and Local Government 2014) suggests that neither further extension towards the highway, nor construction within two metres of curtilage with eave heights greater than three metres, would be considered as permitted development.
- 4 In contrast to the statement on the Application for Planning Permission, two trees in an adjoining property (a Blue Cedar and Crab Apple tree) are within falling distance of the proposed development, with potentially adverse implications for their sustainability and conflict with Core Policy 50 of WCS.

iii) **16/009549/TCA - The Laurels, The Street, Lea, Malmesbury. SN16 9PA**

Fell 2 No Cypress Trees and up tp 3 Metre Height Reduction of Silver Birch Tree

Members reviewed the proposal and RESOLVED to support with no objections

vi) **16/07463/FUL – The Old Farmhouse, Park Farm, Park Lane, Garsdon. SN16 9NP**

Demolition and rebuild of existing barn..

Members reviewed the proposal and RESOLVED to support with no objections

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**143/16: ITEM OMITTED FROM the Agenda of the Ordinary PC Meeting held on July 19<sup>th</sup> 2016. Was discussed and the undernoted was tabled AND SUBMITTED**

**a) 16/06182/FUL – Springfields, The Street, Lea. SN16 9PG – Conversion of garage to form additional accommodation and erection of new detached garage.**

The Parish Council support this application subject to the condition set out below:

"The proposed development will result in a net increase in the impermeable roofed area of the site by 30+%, with a potential corresponding increase in rainfall run-off volume and higher peak flow rates, with adverse implications for surface water flooding downstream. The detailed design of the proposed development should incorporate necessary surface water run-off management measures (SUDS) to ensure that surface water run-off rates are reduced i.e. betterment compared with the status quo in accordance with CP 67 of the Wiltshire Core Strategy 2015, and NE 22 of North Wiltshire Local Plan 2011. Designs will need to reflect the limited infiltration rates achievable given the characteristics of local soils and geology."

**144/16 Planning Applications determined:**

**a) 16/06182/FUL – Springfields, The Street, Lea. SN16 9PG – Conversion of garage to form additional accommodation and erection of new detached garage. *Consent Granted October 4<sup>th</sup> 2016.* Complies with NPPF section 7 and WCS Policy 57.**

**b) 16/07068/FUL – Loumar, The Street, Lea. SN16 9PA**

Convert garage to home office. *Consent granted .29<sup>th</sup> SEPTEMBER 2016* In accordance with paragraph 187 of the NPPF

**c) 16/07201/FUL – Coombe Green Farm, Lea, Malmesbury. SN16 9PF**

Proposed oak frame garden room extension. *Consent Granted September 24<sup>th</sup> 2016*  
Compliant with CP57 & 58 of the WCS and with NPPF paragraphs 131,132 and 137. .

**d) 16/08707/TCA – The Old Post Office, The Street, Lea, Wiltshire SN16 9PF**

Remove existing hedge and 4 No Ash Trees. Replant hedgerow only with yew.  
*Consent Granted October 4<sup>th</sup> 2018*

**145/16: Date of next meeting:** 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 19.55 hours.

Signed:

Date: