

The Minutes of the Planning Committee Meeting of Lea & Cleverton Parish Council held on Tuesday June 27th 2017 in the Church Room commencing at 19:30 hours.

**Present:** - Cllr S N Suter (**In the Chair**);

Cllrs J M Cull; M J Crockett; T P Culling; B E Gore; N T Maidment and D E Maidment .

Mr J Parmiter. Clerk/RFO.

078/17: **Apologies:** Cllr A W Barnes. (Business).

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079/17: **Declarations of Interest:** None.

080/17: **Planning Matters:**

i) **Planning Applications for consideration:**

a) **17/05204/FUL – Land Adjacent to 12 St Giles Close, The Street, Lea Malmesbury.**

**Proposed new dwelling.**

In general, the proposed development accords with residential development policy (CP1 and CP2) in terms of modest development and infill.

However, the Parish Council seriously questions whether this small site is of sufficient size, and has adequate width, to accommodate the proposed 8.5 metres wide detached property, whilst at the same time satisfying the following four local constraints:

- **Provision of a minimum structural separation** between the proposed property and No. 12, St Giles Close
- **Avoidance of complete removal of the existing hedge** which forms the north-western boundary of the site alongside The Street. This hedge-line screens properties in St Giles Close, and forms part of the distinctive streetscape of the village where houses are set back behind hedges and stone walls. Removal or loss of this hedge, together with construction of the north-west elevation of a new building close to the boundary of The Street, would impact adversely on the visual character of this area of the village
- **Avoidance of disruption to existing surface water lines, and avoidance of increased pluvial flood risk** in the locality of St Giles Close. A surface water pipe outlet discharges to an open ditch along the north-west boundary hedge-line of the site. Any new construction must avoid this drainage ditch which connects to three major surface water drainage lines discharging at this lowest part of the village (drainage water from farmland, The Street, St Giles Close and buildings upstream). Hydraulic gradients in the ditch system just downstream of St Giles Close are very flat, and all ditches regularly run bank-full in times of high rainfall, over-topping their banks causing flooding and standing water across surrounding roads. Consequently groundwater levels rise close to natural ground level, and under these conditions the soak-away proposed to take excess run-off from the proposed development will not function hydraulically and will be redundant. The proposed development comprises an equivalent (for direct rainfall runoff) of 100 sqm of new impermeable surface area, which would increase direct rainfall runoff into the existing surface water drainage system. This would raise flood levels further and cause more frequent flooding and backing up within the drainage system, with direct adverse impacts for flood risk for people and their properties living within the surrounding area.
- Provision of adequate access to the rear of the proposed property.

The Parish Council recommends that the spatial adequacy of this site is visually assessed by Wiltshire Council's Assigned Officer for this application, so that an informed decision can be made.

**080/17: Planning Matters:****i) Planning Applications for consideration. (Cont'd)****b) 17/05508/TCA – Tranmere, The Street, Lea. SN16 9PA****Fell 1 No Sycamore Tree.**

The Parish Council considers that this mature sycamore tree at Tranmere in Lea village makes a contribution to the landscape of the village's conservation area, and to the species composition and diversity of hedgerow within which it stands. Consequently, whilst appreciating that the new owners of Tranmere wish to fell the tree to open up and bring more light to that part of their garden, on balance, the Parish Council's view is that in this case the existing green infrastructure should be preserved, and the tree therefore retained. The Parish Council suggests that a Wiltshire Council natural environment officer should view and assess the site so that an informed decision can be made.

**ii) Planning applications determined:****a) 17/03680/FUL – Corner Cottage, The Street, Lea. SN16 9PF**

Proposed single storey rear utility room and roof link to garage/store and internal alterations; to include retrospective Planning Permission for the erection of a Biomass Boiler Flue. *Consent Granted June 16<sup>th</sup> 2017* in accordance with Paragraph 187 of the NPPF..

**b) 17/03193/FUL – Orchard House, The Street, Lea. SN16 9PF**

Demolition of existing garage and construction of a new two storey extension. *Consent Granted June 20<sup>th</sup> 2017* in accordance with Paragraph 187 of the NPPF..

**c) 17/03731/CLP – 6 Manor View, Lea. SN16 9PD**

Certificate of Lawfulness for proposed Rear Single Storey Extension and Garage Conversion. *Consent Granted June 19<sup>th</sup> 2017.*

**081/17: Lucent Technologies Car Park site.**

Hunter Page had contacted St Paul Without PC regarding the development of the old Car Park at the former Lucent Technologies site. This they had passed to us as the site was within this Parish. Ms Rachel Bird had been invited to attend our next PC Meeting to outline the proposal.

**082/17: Planning Enforcement.**

**Land adjacent to Littlecote:** No progress.

**Aquetong Farm:** Cllr Cull to contact Cllr T R Sturgis regarding lack of progress.

**Firs Farm:** Display of cars for sale did not contravene the planning consent

**082/17: Date of next meeting:**

Members 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 accordingly closed the Meeting at 20.00 hours.

Signed:

Date: