

The Minutes of the Planning Committee Meeting of Lea & Cleverton Parish Council held on Tuesday MARCH 6TH 2018 in St Giles Church Room commencing at 19:30 hours.

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

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

Mr J Parmiter. Clerk/RFO.

035/18: **Apologies:** None.

036/18: **Declarations of Interest:** None.

037/18: **Public Questions:** None.

038/18: **Planning Matters:**

a) **Planning Applications for consideration:**

i) **18/01121/FUL – Aquetong Farm, Creswell Lane, Lea. SN16 9PE**

Retention of outdoor exercise arena with mirrors and silage clamp.

Lea and Cleverton Parish Council strongly object on two counts to this application to “regularise and retain the outdoor arena with mirrors and silage clamp” which have already been constructed and installed at Aquetong Farm:

ii) **Specifically**

As stated in the applicant’s Design Statement, current arrangements at Aquetong Farm impose business limits on the exercise and training of horses. The “proposed” facility is intended to expand that volume of business. That increase will impact directly and adversely on the residents of Creswell Lane by increasing the number of Clients using the facility, and therefore the amount of traffic using Creswell Lane. Residents of The Street which feeds Creswell Lane from the north-west will also be adversely affected.

Current levels of repetitive heavy live loadings (magnitude and frequency) from farm traffic for which Creswell Lane was not designed will increase, leading to deterioration and failure of the road structure as has been the case for other sections of road in the village.

We question whether Condition 4 of the Planning Permission granted on 18th December 2017 has been complied with in advance of submission of the current application.

iii) **In Principle**

We seriously question the process by which a development is not applied for and is undertaken without permission, and for which permission is then subsequently granted retrospectively. This appears to be the basis of this particular application, and others that have been previously submitted within the Parish.

We consider that the continual granting of retrospective permission sets a dangerous principle and opens the door to an ongoing process of more and more de facto development. We fully understand that issues such as impacts on neighbourhoods, public amenities and public interest are all material considerations for determining retrospective permission on a case-by-case basis.

The point of principle is however the need to avoid potentially unacceptable levels of impact which would result from the cumulative effects of retrospective permissions for development, granted on a case-by-case basis. In accordance with that principle, Lea and Cleverton Parish Council object to this application.

039/18: **General matters:** Following a variety of comments and discussions on the above application and others with its implications on retrospective planning applications, particularly as detailed above it was agreed that the following additional actions would be taken: **Cllr J M Cull** to write to Baroness Scott OBE and also raise the matter at the Malmesbury Area Board on March 14th. The Clerk was requested to contact other Parish Council Chairs/Clerks for their experiences.

040/18: Planning applications determined:

a):17/11660/FUL All Saints Church, Garsdon.

Construction on the northern side of nave to include accessible toilet and chair store. *Consent granted 31st January 2018.* The proposal is in accordance with CP 57 & 58 of the WCS and having regard to all other matters raised, planning permission is granted subject to conditions.

(Condition 2). The natural stonework on the proposed development shall match that of the existing building in terms of type, colour, size, dressing and bedding of stone, coursing, type of pointing and mortar mix. All other materials to be used on the extension hereby approved shall be in accordance with materials specified on the application form and the approved plans.

b): 17/11857/PNCOU – Heath Farm, Garsdon, SN16 9PBNW

Notification for prior approval under Class Q – Conversion of agricultural building to 3 Dwelling Houses and associated building operations. No objections based on current information submitted by the Clerk by due date. Further comments submitted as “We note that the planning application is for the change of use of an existing structural steel agricultural building currently used as a covered yard. We note that there is insufficient detail in this application about (i) the current structural integrity of the existing building; and therefore whether such change of use could be achieved through modification or would require more fundamental reconstruction; nor (ii) the intended end-use of the building; and therefore what beneficial contribution such change might confer upon the Parish. Whilst we have no-objection in principle to considering such changes, this lack of detail means we are unable to support this application.”

Refused 26th January 2018. “The application submission fails to demonstrate that the existing structure is capable of taking the loading associated with the residential conversion for No 3 dwellings. Therefore the scope of building operations are considered to fall beyond those reasonably necessary to convert the building into residential use contrary to Paragraph Q (b) and Q 1 (i) of Schedule 2 Part 3, Class Q of the Town and Country Planning Act 1990.

c): 17/11911/CLP – 23 Pembroke Green, Lea. SN16 9PB

Alteration to garage with front window Consent Granted January 5th 2018

d): 17/12149/FUL - Pine Cottage, Swindon Road, Little Somerford, Chippenham.

Retrospective permission for the conversion of first floor of garage into ancillary accommodation.

Consent Granted 25th January 2018 in accordance with NPPF Para's 14 & 17 and Section 7.

WCS: CP 57.

041/18: Design Statement/Neighbourhood Plan:

Cllr S. Suter reported on current situation advising that 5 Volunteers had come forward and declared an interest in this project. RESOLVED that whilst Cllr Suter had been contacted them directly by it was agreed that initially 3 would be selected for an initial meeting/discussion on the pros and cons of a Village Design Statement against a Neighbourhood Plan. It was agreed that whilst the Neighbourhood Plan route would probably be a better Planning Tool, it would require a considerable volume of work together with guidance from Wiltshire Council, and that the best way forward will be to first prepare a Village Design Statement (VDS), and then at a later date consider amplifying that into a Neighbourhood Plan. Cllr Sturgis had been requested to provide a contact name, a reply is still awaited. It was RESOLVED to initiate formation of a Core Design Team as soon as possible to launch preparation of the VDS, and that Cllr Culling should be the Parish Council representative in that team.

042/18: Payment of Ground Maintenance works for 2017: The Clerk/RFO advised Members that he had received the account for 2017 from A W Services (SW) Ltd., in the sum of £2,515.00. No cutting dates had been provided until the matter was drawn to the Contractors attention. It was doubtful that the full terms of the Contract had been complied with particularly with regard to the hedge trimming. Members discussed the matter and RESOLVED that notwithstanding the apparent shortcomings that the outstanding amount should be paid in full forthwith.

043/18: Planning Enforcement.

It was reported that building works were being carried at Tanners Bridge on the old Car Repair workshop. The Clerk was requested to draw the matter to the attention of Planning Enforcement.

044/18: 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 closed the Meeting at 20.40 hours.

Signed...

Date...

