

**SEAGRY PARISH COUNCIL
DRAFT MINUTES**

Planning Council Meeting

held at 7.30pm

Goss Croft Hall, Upper Seagry SN15 5HD

9th February 2016

Present: Cllr M Barber (Chairman), Cllr R Barr, Cllr J H Crosland (Vice Chairman), Cllr T Kay, Cllr K Pearce, Cllr K Taylor and Cllr Mrs B Zehetmayr.

Also Present: 4 Members of the Public and Mr V Vines MBE Clerk of the Council.

NOTICE OF MEETING – Public Notice of the Meeting was given in accordance with Schedule 12, para 10 (2) of the Local Government Act 1972

68/15 APOLOGIES FOR ABSENCE

All Members of Council were in attendance

69/15 Declaration(s) of Interest - in accordance with Seagry Parish Council's Code of Conduct (Adopted 12th May 2015) and Standing Orders (Adopted 12th May 2015)

There were no Interests declared.

70/15 PLANNING

Prior to the consideration of the Planning Application, the opportunity was given for the Applicant and their Representatives and any other interested parties to address the Council. **There were no representations received**

Planning Applications:

16/00511/FUL

Erection of New 3 Bedroom, 1½ Storey Detached Dwelling with Basement
The Old Village Hall, Upper Seagry, Nr Chippenham, Wiltshire SN15 5HD
For Mr David Webber

Following consideration of the application the Council **agreed that there were no objections in principle to the re-development of the site for a dwelling.**

However, there were concerns on matters of detail and the Council instructed the Clerk to relay those to Wiltshire Council:

The Council was mindful of the fact that planning permission was given for a dwelling on this site in 2009 replacing the Village Hall. Consequently, the Council had no objections in principle to a dwelling on the site. However, the Council had specific detailed concerns, which would have also related to the original permission much of which relied upon use of the wide roadside verge as part of the development site and which clearly spoiled the open views and aspect from the north and south.

The Council had compared the original permission and the new proposal and the scheme now proposed a dwelling filling the entire site width, whereas originally there was parking to the southern side of the dwelling. There was a slight improvement in that the new proposal was not to be sited over the existing ditch and forward of the natural frontage hedge line. In this respect the Council felt that a further improvement could be made if the new dwelling, or any development allowed, followed the angled front building line of the former Village Hall, which would reduce the visible impact on the area.

In regards to the ditch it was considered essential that any pipe installed, to allow the infill and covering of the ditch, was of adequate size, as the area is known to flood, particularly the carriageway adjacent. The Wiltshire Council's drainage engineer should agree any proposals in this respect.

A major concern was that, even though the Council's hands were rather tied because of the previous permission, the use of the open verge as part of the residential curtilage, now entirely for parking and turning, was objectionable, particularly as the front curtilage was to be walled, even though this was only to be 600mm high. This would change the character of the area greatly and totally removed the openness of the approach to the Village.

In addition it was contended that the proposal for the vehicular access, tight to the southern left hand corner and right on the highway boundary, would lead to vehicles parking on the highway, creating a highway hazard, when it is normal standards to site any access 4.5 metres back from the carriageway edge creating an access apron with 45 degree splays on which to move off the highway.

With this in mind the Council failed to see how vehicles could enter the site, turn on the site and exit the site in forward gear. It was considered that the proposal, as shown, would lead to vehicles exiting in reverse, not on to a relatively quiet estate road but on to a busy carriageway.

Finally, the Council was concerned in regards to the adjacent land owned by the applicant and what the future intentions were. From the Site Plan it appeared that the land was to remain open with no front boundary hedgerow reinstated or any fence around the northern and western boundaries. The proposal was to erect a 1 metre high post and rail fence around the residential curtilage to the sides and rear, which would define the Public Footpath along the southern boundary. The question really asked was what was the final outcome proposed for the remainder?

Proposed Cllr Mrs B Zehetmayr, seconded Cllr K Pearce and RESOLVED UNANIMOUSLY

71/15 DATE OF NEXT MEETING

The next Meeting of Council will be held in the Goss Croft Hall on **Tuesday 8th March 2016** at 7.30pm.

Signed:

Chairman, Seagry Parish Council

Date: **8th March 2016**