

SEAGRY PARISH COUNCIL
DRAFT MINUTES
Planning Council Meeting
held at 7.30pm
Goss Croft Hall, Upper Seagry SN15 5HD

11th October 2016

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

Also Present: 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

47/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr K Pearce

48/16 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.

49/16 PLANNING Prior to the consideration of each Planning Application the Council provided the opportunity for Applicants and their Representatives and interested parties to address the Council.

Planning Applications:

- a) 16/08339/FUL
Conversion of Former Agricultural Building to Provide Agricultural Worker's Dwelling ancillary to Dairy, Beef & Arable Farm (retrospective)
Trinity Farm, 8 Lower Seagry, Nr Chippenham, Wiltshire SN15 5EP
For Mr R Biggin

Following consideration of the application **the Council resolved to raise no objections to the proposal**, subject to conditions and occupation associated with the essential worker's dwelling and ancillary use. In making these comments no precedent is set for future proposals that will need to be considered on their own merits.

Cllr R Barr proposed, Cllr J H Crosland seconded and RESOLVED UNANIMOUSLY

- b) 16/08358/FUL
Erection of Two Bed Bungalow (retrospective)
The Anchorage, Scotland Hill, Upper Seagry, Wiltshire SN15 5HB
For Mr & Mrs S Sowerby

Following consideration of the application **the Council resolved to raise objections to the proposal** and to inform Wiltshire Council that:

A planning permission had been given, on appeal, for the erection of a two bedroom bungalow ancillary to the host dwelling known as Leafield House, under reference 13/03096/FUL. The Wiltshire Council had refused this proposal. The Parish Council had thought that the personal circumstances argued at the time were sufficient to allow a permission subject to suitable restrictive conditions. Although the proposed dwelling was to be constructed as an independent dwelling with its' own facilities it was modest in size and was to be ancillary to the existing dwelling.

All of the concerns expressed by Wiltshire Council at the time and discussed in the Inspector's decision letter of the 10 March 2014 were a relevant consideration today as, acknowledged by the applicants, what had been built was a large unauthorised dwelling now intended to be separated from Leafield House.

This "dwelling", as built, was a clear breach of the original planning permission and the Parish Council questioned how this unauthorised construction had been allowed to take place. The separation of the "dwelling" from Leafield House was also a clear breach of the planning condition regarding ancillary use imposed on the original permission.

The Parish Council considered that from a common sense point of view it would be unrealistic to ask that the "dwelling" constructed now be demolished and replaced with that approved but only offer this as a compromise because to approve the application would in fact be tantamount to approving a new dwelling within the countryside with no essential proven need for the dwelling, which was contrary to planning policy.

The Parish Council considered that, if retained, the "dwelling" should remain as ancillary to Leafield House and not become a separate dwelling.

Cllr M Barber proposed, Cllr Mrs B Zehetmayr seconded and RESOLVED UNANIMOUSLY

There were no further Planning Applications considered.

50/16 DATE OF NEXT MEETING

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

Signed:

Date: **8th November 2016**