

Donhead St Andrew Parish Council

Interim Meeting

Saturday 29th October 2016 at 11am

o/s entrance to land adjacent to Overway (between no. 13 and Hill View) and immediately afterwards
Mansfield, Mill Lane, Donhead St Andrew, SP7 9ER

2016.10.01 **Apologies received and those present:**

Present: P. Cnllrs M. Cullimore (Chairman), S Luck (Vice-Chairman), J. Barton, Lady Cooper, Ms P. Maxwell-Arnot, S. Pyke, Mrs F. Smart, M. York.

Also in attendance: W.Cnllr T. Deane; up to 10 members of the public plus 3 applicants and 1 architect; Mrs S. Harry (Clerk).

Apologies received and accepted: P. Cnllr Miss B Miller.

2016.10.02 Declarations of Interest: P. Cnllr S. Luck with respect to the Mansfield planning application, 16/09573/FUL, as a relative of the applicant - spoke only as a member of the public from 11:45am.

2016.10.03 **Public Participation and Presentations:**

11:02am

Overway - 16/09227/Full

- a. The Architect spoke in support of the application, indicating that specific guidance had been given by way of pre-application advice and previous concerns of councillors had been taken on board, i.e. reduced curtilage, retained access to agricultural land, use of local materials.
- b. 6 residents then spoke against the application for the following reasons:
 - i. Vehicle access during the construction phase and subsequently when occupied; a 4-bedroom house has the potential to have 3-5 cars and visibility on this part of the lane is poor.
 - ii. The scope for visibility splays would be limited on the eastern side of the proposed exit.
 - iii. There is no speed limit on the village roads other than the national limit of 60mph.
 - iv. The proposed change of use from agricultural to residential land would create a precedent for more residential development in a village that has no amenities, a limited bus service that is already under threat and no play areas for local children.
 - v. The need for additional houses in the village has only been demonstrated for small, low cost homes.

11:11am

Mill Lane - 16/09573/FUL

11:45am

- c. The applicants spoke in support of the application and confirmed that the proposals would enhance external appearance (matching works at the front of the house) and improve the sustainability and energy performance of the property.
- d. A resident re-iterated details of the drawing with the applicants, to confirm that no part of the structure would be immediately adjacent to the neighbouring property, i.e. there would be a sufficient gap to allow maintenance.

11:47am

PLANNING MATTERS

2016.10.04 **Applications:**

11:11am

16/09227/Full - Lane south of Overway Lane, Donhead St Andrew, SP7 9LH - The erection of a detached dwelling and garage and associated works

Each parish councillor was first asked for their views on the change of use from agricultural to residential land. Concerns and reservations were expressed on the following points:

- a. The former landowner had tried for many years to get approval for low cost homes for young people.
- b. The curtilage of the proposed development would create another identifiable area that could be classed as an infill site.
- c. Part of the attraction of the village is the green agricultural land areas throughout the village that would gradually be lost by further infill schemes.
- d. Whilst the development area appears to fulfill the definition of an infill site, this is only valid in a village with a demonstrated need for additional houses of the size proposed.
- e. The Core Strategy is very clear that development of this kind should be in response to local needs. Donhead St Andrew is one of the smallest villages in the south west area and has the least need for development of this size, especially as the number of additional houses proposed in the Core Strategy is more than adequately dealt with by the larger local villages of Ludwell and Fovant for example.
- f. Criteria 4.2 in the Core Strategy states that where there is a demonstrated need (and there has only been an identified need for small low-cost homes) there must be sufficient infrastructure to support the development and be sustainable into the future; there are no play areas in the village, a local bus service that is due to be withdrawn, narrow lanes with poor visibility that deter walking and cycling within the village, poor broadband service, no medical facilities and drainage / flood risk issues.

At this point, P. Cnllrs resolved to **object** to the inferred change of use of agricultural land to residential land in the planning application.

Proposed MY / seconded SP / 6 in favour with 1 abstention

P. Cnllrs then considered the design of the proposed property should Planning Officers be minded to approve the application:

The comments from each P. Cnllr were generally favourable, but a number of conditions were suggested; the comments related to:

- a. The potential for landslip down to Milkwell that has previously been a problem.
- b. The design was good and also the position with respect to visibility from adjacent properties.
- c. A suggestion to reduce the height to lessen the impact on adjacent properties.

At this point, P. Cnllrs resolved to **support** the design subject to conditions being imposed regarding a reduction in height, input from Highways on the visibility splays and construction traffic /deliveries restricted to hours outside of school run hours for example.

Proposed SL / seconded MY / 5 in favour with 1 objection and 1 abstention

P. Cnllrs further proposed to ask Wiltshire Councillor Deane to call-in the application should Planning Officers be minded to approve the application.

Proposed SL / seconded MY / unanimous

11.33am

The meeting was then suspended to allow travel to Mill Lane

11:46am

16/09573/FUL - Mansfield Mill Lane Donhead St Andrew SP7 9EF - Demolish existing conservatory and replace with single storey garden room extension to the rear. Timber clad and render to rear elevations to match existing front elevations. Install 3 New timber framed roof lights to front of property

Each P. Cnllr gave a view on the proposals before resolving to support the application.

Proposed SP / seconded MrsFS / unanimous

11:51am

2016.10.05 **Date and time of next meeting** -in the Henrietta Barnett Field Centre

Full meeting - Friday 18th November 2016

Planning/consultation meetings as advised

Notes

Planning applications are routinely available for public inspection on-line at www.wiltshire.gov.uk or to the rear of the Church.