

Donhead St Andrew Parish Council

Minutes of Interim Meeting - Saturday 28th October 2017

9:31am - o/s Swakeleys, Mill Lane, Donhead St Andrew

9:58am - o/s Summer Cottage, West End, Donhead St Andrew

2017.10.01 **Apologies received and those present:**

Present: M. Cullimore (Chairman), J. Barton, C. Burrows, Ms P. Maxwell-Arnot, Miss B Miller, M. York (9:35-9:48am) - 6.

Also in attendance: 10 residents; Mrs S. Harry (Clerk).

Apologies received and accepted: W.Cnllr T. Deane; S Luck (Vice-Chairman), S. Pyke, Mrs F. Smart, M. York (9:58-10.16am).

2017.10.02 Declarations of Interest - none.

2017.10.03 **Public Participation and Presentations - Questions and/or statements**

(9:32am) **17/09790/FUL - Swakeleys:**

Five Mill Lane residents spoke against the application for the following reasons:

- i. The front elevation was 100% cladded; original plans were only part cladded with the 2 side sections being natural stone.
- ii. The vertical cladding was out of place and not consistent with the properties on either side.
- iii. The overall impression was that the building was 'shed like' and not in keeping with the local environs.
- iv. The original planning approval was issued with a statement regarding the avoidance of doubt relating to features of the plans and this had not been adhered to; in particular the windows had not been built to the original design re fabric, lintels and frames and also the front entrance door.
- v. The change in roof design and consequent addition of guttering made any maintenance on the facing side walls of the immediately adjacent property impossible due to there being such a small gap.
- vi. The impact on property values in Mill Lane of an inappropriate design.

(9:40am)

17/10080/FUL - Summer Cottage:

(9:59am)

- a. The architect highlighted the following aspects of the design:
 - i. The current garage was of an old design and not suitable for modern vehicles.
 - ii. The impact of the height of the proposed building would be visually lessened by cutting into the rear slope of the existing garage/parking area and the half-hips at each end of the roof.
 - iii. Windows to the upper storey were included to maximise natural light into the proposed office area.
 - iv. Traditional materials would be used and cladding used sympathetically.
- b. A resident of West End spoke against the application, due to the visual impact in terms of size and that the structure would resemble a house rather than a garage.

(10:05am)

PLANNING MATTERS

2017.10.04 **17/09790/FUL - Swakeleys, Mill Lane, Donhead St Andrew, SP7 9EF- Proposed single**
(9:41am) **storey front kitchen extension and rear dining/garden room extensions with internal alterations**

Each P.Cnllr spoke to voice their concerns, before resolving to object to the planning application on the following grounds:

1. Cladding should be on the middle section of the front elevation only and finish approx. 3' from the ground.
2. The 2 side sections of the front elevation should have a facing of reconstituted stone or render.
3. The design of the door and windows should be exactly as indicated on the plans.
4. The lack of space between the side walls of Swakeleys and the property to the north-west is not considered adequate.

(9:48am)

Proposed JB / seconded Miss PMA / unanimous

(10:06am)

17/10080/FUL - Summer Cottage, West End Lane, Donhead St Andrew, SP7 9DY -
Erection of two storey garage

Each P.Cnllr spoke to voice their concerns, i.e. the potential for the garage to be used as ancillary residential accommodation, the impact of the height of the building on neighbouring properties and the local street scene, the potential for the building to be sold separately in the future, and discussed the potential for reducing the visual impact by lowering the ground level of the parking area, before resolving to support the planning application only with the following conditions:

1. To lessen the considerable visual impact on street scene, the current parking/garage ground area level should be lowered to that of the highway.
2. The use of the building should be as a garage / office area only and not used as ancillary residential space.
3. The garage building should only be available for sale as a part of the whole plot for the present cottage.

(10:16am)

Proposed Miss BM / seconded CB / unanimous

2017.10.05 **Date and time of next meetings:**

Interim Site meeting - 17th November 2017 - o/s The Stables, Pains Hill

Full Council Meeting - 17th November 2017 at 7:30pm - Donhead St Mary Village Hall

Planning/consultation meetings as advised

There being no other business, the meeting closed at 10:17am.