

# Donhead St Andrew Parish Council

## Minutes of Interim Meeting - Saturday 1<sup>st</sup> April 2017 at 9am

o/s field entrance adjacent to 13 Overway, Donhead St Andrew, SP7 9LH

o/s field entrance on New Road, Donhead St Andrew, SP7 9EG

### 2017.04.01 **Apologies received and those present:**

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

Also in attendance: W.Cnllr T. Deane; Mrs S. Harry (Clerk).

Apologies received and accepted:

P.Cnllr J. Barton; residents Mr/s Moxham, Mr S. Howard, Mr/s Burrows.

### 2017.04.02 Declarations of Interest - none.

### 2017.04.03 **Public Participation and Presentations** - Questions and/or statements

9:02->9:22am **17/02884/FUL** - up to 32 residents were present and the opinions expressed concerned the change of use from agricultural to residential use, potential land slip on to Milkwell properties, traffic management, highway access /poor visibility, refusal of previous applications that were for affordable homes, lack of comparability with respect the definition of infill housing, impact on adjacent neighbouring properties and minor amendment to height only with respect to the previous application.

9:40->10.11am **17/01779/FUL** - up to 21 residents were present and the applicants briefly explained the reasons for the proposal. Opinions were then expressed from others present voicing a number of concerns, some of which could be mitigated by amendment to the plans; these were the possibility of converting an agricultural building to a residential building, impact on the local environs and impact for those residents overlooking the property, fabrication materials, traffic movements, security, welfare of the horses due to lack of adequate grazing, water logged land, hard standing for parked vehicles, lack of any detail with respect to waste disposal and impact on the watercourse.

## **PLANNING MATTERS**

### 2017.04.04 **Applications:**

9:02->9:22am **17/02884/FUL** - Land south of Overway Lane Donhead St Andrew - The erection of a detached dwelling and garage and associated works (resubmission of 16/09227/FUL) Each P.Cnllr spoke expressing their views before resolving to object to the application for the following reasons.

- a. there was no significant change to the original submission that would alter the previous reasons for objection; these therefore remain valid:
  - i. The former landowner had tried for many years to get approval for low cost homes for young people.
  - ii. The curtilage of the proposed development would create another identifiable area that could be classed as an infill site; 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.
  - iii. 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.
  - iv. 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.

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; but, there are no play areas in the village, has a local bus service that is due to be withdrawn and narrow lanes with poor visibility that deter walking and cycling within the village, poor broadband service, no medical facilities and drainage / flood risk issues.

- b. References in the planning statement to the Core Strategy were not considered relevant; and not directly comparable to the example of Lydiard Millicent as the proposal will not, for example, improve employment opportunities, services and facilities within the village.
- c. Access on to the Highway for any construction and later domestic traffic would still be a major cause for concern, as would the change of use from agricultural to residential land as this would create a precedent for other pockets of agricultural land within the village.

**Proposed SP / seconded Miss PMA / unanimous**

P.Cnlrs further proposed that if Officers were minded to approve the application then W.Cnlr Deane should call the application in.

**Proposed SP / seconded Miss PMA / unanimous**

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9:40->10.11am

**17/01779/FUL** - New Road, Donhead St Andrew SP7 9EG - Proposed barn

Each P.Cnlr spoke to express their views before resolving to object to the application, on the second proposal, for the following reasons:

- a. the potential to be converted to a residence after 10 years.
- b. the height and construction materials of the proposed barn are not in keeping with the local environs in the AONB; the barn would be particularly prominent as the area is low lying land compared much of the higher surrounding property.
- c. the site is waterlogged for much of the year; hence the poor quality and quantity of adequate grazing land; although for other species is of high ecological value.
- d. no details for waste storage and disposal - used hay etc.
- e. no detail of security and/or fencing.
- f. no details of proposed lighting.
- g. there will inevitably be vehicles parked on site that are not specifically catered for.
- h. an important drainage ditch immediately behind the road side hedge would necessitate the building be at some distance away from the hedge and this was felt would make the barn even more prominent.

First proposal - conditional support - MrsFS/SL - 3 in favour with 5 against

**Second proposal - object - MissPMA/SP - 5 in favour with 3 against**

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

**Proposed MissPMA / seconded SP / unanimous**

2017.04.05 **Date and time of next meetings** - in St Andrew's Church, St Bartholomew's St  
Annual General meeting - Friday 12<sup>th</sup> May 2017 at 7pm  
Full meeting - Friday 12<sup>th</sup> May 2017 at 7:30pm  
Planning/consultation meetings as advised