

Donhead St Andrew Parish Council

Interim Meeting Minutes

held initially at Rose Cottage, New Road, Donhead St Andrew, SP7 9EG at 10am and then at Pile Oak Cottage, Scotts Hill, Donhead St Andrew, Shaftesbury, SP7 9EH at 10.30am on Saturday 22nd January 2022

Meeting Agenda

13.11.01

Those present and apologies for absence:

Present: M. Cullimore (Chairman), S. Luck (Vice-Chairman), C. Burrows, P. Maxwell-Arnot, J. Sullivan, S. Kozuba-Kozubaska, S. Barkham, A Stoker.

Also in attendance: 6 residents, the architect and the two applicants during the Rose Cottage meeting and 2 residents, the architect, an applicant, the landowner at Pile Oak Cottage; & Mrs J. Luck (Clerk).

Apologies received and accepted: J. Barton

13.11.02

Declarations of Interest:

Any Parish Councillor wishing to declare interests should do so at this point:

- a. declarations of disclosable pecuniary and non-pecuniary interests already declared in the Register of Interests.
- b. declarations of disclosable pecuniary and non-pecuniary interests not previously declared in the Register of Interests – [PCnllr JS declared an interest regarding the Rose Cottage planning application as she is friends with the architect, so she didn't participate in discussions or vote on this agenda point.](#)
- c. dispensations: if required.

13.11.03

Matters for resolution/information:

Planning Applications:

10am - Rose Cottage, New Road, Donhead St Andrew, Shaftesbury, SP7 9EG. The proposal is to withdraw the original plans [PL/2021/09908](#) for a new detached garage with home office above and submit new plans for a single storey garage and office. The applicant would like to consider the views of the Parish Council and residents before deciding whether to submit these plans to Wiltshire Council planning department. The draft plans are available to view on [the Parish Council website](#) (These will be removed once the plans are submitted to WC and are available to view on their website).

The architect explained that the overall height for the new single storey structure was a maximum of 3.2 meters as the structure would be dug into the ground. He advised that the roof would be hipped and that the roof ridgeline would be below the height of next door's neighbouring shed. The immediate neighbours at Chalyn were happy with the new proposals. PCnllrs in turn gave their views and **PCnllr AS proposed that if the draft plans under consideration are submitted to Wiltshire Council planning with no alterations that he had no objections/seconded SKK/Unanimous amongst remaining PCnllrs (except for PCnllrJS who did not vote due to declaration of interest)**

10.30am - [PL/2021/11765](#) Pile Oak Cottage, Scotts Hill, Donhead St Andrew, Shaftesbury, SP7 9EH. The proposal is for the demolition of the existing cottage and replacement with a new dwelling. Permission has already been granted to extend the existing cottage [PL/2021/05901](#).

The architect explained that the new plans were for the same square footage as the previously approved plans, they were now proposing to remove the rear concrete block house, slightly widen the overall structure and the roof ridgeline would be increased by approximately a foot. They had found that the existing cottage had no foundations, and that underpinning wasn't financially viable. They would attempt to reuse all existing materials where possible. A resident raised concerns about development of this site exacerbating flooding further down in the village due to its position at the top of Wardour Lane and the natural springs on site. Mud/Debris on the cottage's access track, likely to arise during the build, was also flagged as a concern due to the potential for it to be washed down Wardour Lane during heavy rainfall, which could then potentially block drains and gullies. A PCnllr queried whether the landowner would consider working with WC highways to resurface the access track in readiness for heavy use during the build. The landowner was willing to investigate this and hopefully make improvements. PCnllrs generally seemed reluctant for the cottage to be demolished but appreciated the rationale behind the proposal. A PCnllr asked for clarification on the house and garden curtilage as the hedge boundary between the garden and field had been removed, the landowner confirmed that the curtilage remained unaltered. PCnllr SL proposed No Objections on the condition that the applicant takes appropriate action to address the additional water run off (such as an additional soakaway on site) due to the site being positioned uphill of an area in the village vulnerable to flooding. A further condition is that the surface of the access track is improved to limit debris/mud being washed down into the village flood risk area- **Proposed No Objections with conditions SL/Seconded SB/ 1 PCnllr abstained and the remaining PCnllrs supported the proposal.**

13.11.04

Date and time of next meetings:

Full Parish Council Meeting Friday 11/03/2022, 7pm at Donhead St Andrew Church.

Planning/consultation meetings as advised.