

ALDBOURNE PARISH COUNCIL



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON WEDNESDAY 4 MAY 2022
IN THE MEMORIAL HALL**

Present:

Cllr H Bland (Chairman)

Cllr W Brown Cllr A Edmonds, Cllr V Butler, Cllr B Hill, Cllr N Josephy, Cllr S Muirhead, Cllr J Rayner, Cllr L Smitten

Mrs K Clay – Parish Clerk/RFO

Members of the public: Four

In the absence of the Chairman, Cllr H Bland was voted unanimously as Chairman of the meeting.

1. Apologies for absence

Apologies for absence were received from Cllr C Ainsworth, Cllr A Deuchar, Cllr C Elms, Cllr P Lawler, Cllr A Phizacklea

Not in attendance: Cllr A Stibbard

2. Declarations of interests in respect of any item contained in this Agenda and granting of any dispensations required

Cllr W Brown – Nonpecuniary interest in item 4a. No dispensations required.

3. Consider the Minutes of the April 2022 Planning Committee meeting

It was **RESOLVED** unanimously that the Minutes from the Planning Committee meeting held on Wednesday 6 April 2022 be approved and signed.

4. Consider a response to the following planning applications:

(Cllr Hill and Cllr Smitten arrived during discussions of this item)

a) PL/2022/00305 Pudley Warf Barn, Castle Street – Erection of semi-detached house to form two new dwellings along with new vehicle and pedestrian access from the public highway (amended plans).

It was noted that the Parish Councils comments sent to the original plans on 5 May 2022 do not show when being viewed in the comments section of the planning portal.

It was **RESOLVED** eight in favour, objection, with the following reasons/comments:

- Whilst acknowledging it is not a material planning consideration, the Parish Council is disappointed that none of its comments made to the previous plans have been taken into account.

- The materials for the external finish, both front and back, are not in keeping with the existing cottages closest to the site in Castle Street, E.G. Orange brick, chalk, napped natural flint, stone sills, and diamond leaded windows. The external finish should be the same as the existing cottages to maintain the current street scene and ensure the proposed new properties blend into the existing street vernacular. Subject to the property scale it would also help the proposed properties to blend into the surroundings better.
 - The height of the proposed properties is much higher than other properties nearby and due to the already prominent height of the location of the site they will dominate the skyline from many points across the village but particularly from the north and west. Due to their height and prominent location, the proposed new properties will overshadow the existing historical cottages in Castle Street.
 - Large scale glazing to the rear should be minimized. Due to the visual impact of the proposed buildings from the north and west. Also, the proposed aluminium composite glazing is not in keeping with other properties in the area
 - There is concern that the installation of Velux windows in the roof space could lead to further expansion of the accommodation and thus overdevelopment.
 - Planting should be installed at the rear of the proposed properties to soften the visual impact from the north and west.
 - There are safety concerns about the proposed vehicular and pedestrian access due to the proximity of the blind bend at the Castle Street/Whitley Road junction. There is also no room for vehicular movement shown within the parking area. Which will require vehicles to pause in the main road as they reverse into the parking area. There is no pedestrian footpath near the proposed site. Whilst it is within the 30-mph limit, it has been shown during previous speed surveys in this area that vehicles are still travelling above 30-mph at this point.
- b) PL/2021/10682 Laines Farm Buildings – Stock Lane – Proposed erection of an agricultural building to be utilised as a farm office (amended plans)
It was **RESOLVED** unanimously, no comment, no objection.
- c) PL/2022/03236 26 Oxford Street – Replacement of terraced beds with retaining wall to provide parking and charging point.
It was **RESOLVED** unanimously, no comment, no objection

5. To note planning decisions received from Wiltshire Council since last meeting

- a) PL/2022/01487 53 Lottage Road – Extension to rear dormer.
Planning permission **GRANTED** subject to standard building conditions. And condition that the tiling must match the tiles on the roof of the host dwelling in terms of colour and texture.
- b) PL/2022/01164 2 Cook Road - Construction of two side extensions and dormer loft conversion.
Planning permission **GRANTED** subject to standard building conditions. And conditions on glazing on the south elevation, and the permitted development not being brought into use until the first 2m of the access has been consolidated and surfaced.

6. Any other planning business

Nothing further.

There being no other business the meeting closed at 7.28 pm

Signature of the Chairman: _____

Date: 1 June 2022