

SEAGRY PARISH COUNCIL

DRAFT MINUTES Virtual Council Planning Meeting held at 7.30pm

11th October 2022

Present: Cllr M Barber (Chairman), Cllr A Ball, Cllr R Barr, Cllr J H Crosland (Vice Chairman) and Cllr Emma Sorrell.

Also Present: Mr M Kubicki, Mrs D Short and Mr V Vines MBE Clerk of the Council.

NOTICE OF MEETING – Public Notice of the Meeting was given in accordance with Schedule 12, para 10 (2) of the Local Government Act 1972

43/22 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr N Hutton and Cllr K Taylor.

44/22 Declaration(s) of Interest - in accordance with Seagry Parish Council's Code of Conduct (Adopted 9th November 2021) and Standing Orders (Adopted 12th May 2015)

There were no Declarations of Interests.

45/22 PLANNING

Planning Applications: Prior to the consideration of each Planning Application, the opportunity was given for Applicants and their Representatives and any other interested parties to address the Council. Representations were received from Mr M Kubicki (PL/2022/07238) and Mrs D Short (PL/2022/03057)

- a) Application PL/2022/07238 – Householder Application
Construction of a New Two-Storey Extension to the Eastern Elevation of the Existing House
Hardinge Cottage, Scotland Hill, Upper Seagry SN15 5HA
For Mr & Mrs Kubicki

Following consideration of the application **the Council resolved to raise no objections to the proposals.**

Cllr M Barber proposed, Cllr J H Crosland seconded and RESOLVED UNANIMOUSLY

- b) Application PL/2022/03057 – Householder Application
Reconfiguration/Reconstruction of First Floor Layout to Form 2 Additional Bedrooms together with Ground Floor Internal Reconfiguration to Rear
Sherwood, Lower Seagry SN15 5EP
For Mr & Mrs Muir

Following consideration of the application **the Council resolved to inform Wiltshire Council that:**

The Council had no objections to the principle of extensions to existing dwellings within the Parish. However, there were situations when great care was needed in design technique to overcome site difficulties and adverse impact. Notwithstanding the fact that the original scheme had been amended, in this instance the Council retained its concerns in regards to the scale, bulk and form of the development that was in a dominant position at the entrance to Lower Seagry, particularly overshadowing near neighbours to the east of the site.

The characteristics of the existing previously extended dwelling was of a single-storey nature with converted roof space. Although being of a small-scale typical design it was already dominant in the street scene, because of land levels and it already overshadowed adjacent property.

Despite amendments, a direct comparison between each existing elevation and proposed elevation clearly indicated the increase in overall scale and size and the detrimental impact this would have to individual property and the area in general.

Wiltshire Council would need to take a subjective view on whether the overall design concept was appropriate for this area but the Parish Council retained the view that it was completely out of character. The question to answer remained; if the proposal was for the demolition of the existing single-storey built form and a replacement in a similar position with a large new dwelling of this design, would it be acceptable?

In asking this question the Parish Council was always mindful of the fact that when considering extensions to an existing dwelling those extensions should be subsidiary to the host dwelling, perhaps reflecting the character of the host and often showing the historic succession of built form. This proposal did not do this and in reality proposed a new development form of a larger scale, bulk and dominance also using different materials.

The Council remained concerned that the dominating effect and overshadowing on the nearest property to the east at a lower land level was not truly reflected on the submitted larger scale site plans that did not clearly show the overall picture.

The Council did not support this amended proposal and sought the support of Wiltshire Council in sharing this view.

Cllr M Barber proposed, Cllr R Barr seconded and RESOLVED UNANIMOUSLY

Planning General: The Council noted planning decisions and planning related matters, including appeals and enforcement issues since the last Council Meeting.

- a) PL/2022/05837 – Householder Application
Erection of Entrance Gates and Associated Railings
Church Farm, Lower Seagry, Nr Chippenham SN15 5EP
For Mr Stephen Peters **Approved with Conditions 26th September 2022**

46/22 DATE OF NEXT MEETING

The next Council Meeting was scheduled for **7.30pm, Tuesday 8th November 2022, in this instance to be held in The Pavilion, Recreation Ground, Upper Seagry.**

Signed:

Date: **8th November 2022**