

# SEAGRY PARISH COUNCIL

## DRAFT MINUTES

### Council Planning Meeting

held at 7.30pm

Goss Croft Hall, Upper Seagry SN15 5HD

13<sup>th</sup> February 2018

Present: Cllr M Barber (Chairman), Cllr A Ball, Cllr R Barr, Cllr J H Crosland (Vice Chairman), Cllr K Pearce and Cllr K Taylor

Also Present: 1 member of the public 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**

#### 74/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Mrs B Zehetmayr

#### 75/17 Declaration(s) of Interest - in accordance with Seagry Parish Council's Code of Conduct (Adopted 12<sup>th</sup> May 2015) and Standing Orders (Adopted 12<sup>th</sup> May 2015)

No Interests were declared.

#### 76/17 PLANNING

**Planning Applications:** Prior to the consideration of the Planning Applications, the opportunity was given for Applicants and their Representatives and any other interested parties to address the Council.

- a) 18/00471/FUL  
Use of Land as Residential Curtilage and Use of Building as Part of Dwelling.  
Erection of a Conservatory to Rear (Retrospective)  
Oaktree Barn, Upper Seagry, Nr Chippenham, Wiltshire SN15 5EX  
For Mr Thomas Newman

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

In reaching the conclusion, the Council wished to advise Wiltshire Council that the submitted drawings appeared to contain inaccuracies, with discrepancies between the layout plan and the elevations that did not reflect what existed on site. Similarly, there was some doubt about the use of certain areas of the building, particularly what was shown as a double car port on the layout plan, with a vehicle being shown within on the site block plan, whereas the east elevation drawing showed glazed doors and large double doors adjacent into what was termed lockable store/gym room. The question was asked whether it really was a car port or was perhaps living accommodation, particularly as it appeared that it was impossible to drive a vehicle from it within the proposed curtilage without trespass on to the adjacent land. Further discussion related to the fact that both site plans clearly indicated the proposed curtilage but did not show

adjacent land owned/occupied/controlled by the applicant within a blue line, which was normal practice and in a matter of legal detail whether Certificate of Ownership A was the correct Certificate in the circumstances or whether Certificate B would have been more appropriate with Notice being served on other involved parties that own or have rights of use over various areas. The Council wondered, as this was a retrospective application, whether more accurate plans should be provided before a final Wiltshire Council determination.

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

- b) 17/11259/VAR  
Variation of Condition 3 of Planning Permission 16/04077/FUL (Erection of 2 No Dwellings) to allow for Re-positioning of the Proposed Dwellings and Alterations to the Eaves Height and Ridge Height  
Oak Hill House, Upper Seagry, Nr Chippenham, Wiltshire SN15 5ED  
For Mr K Lloyd

Following consideration of the application **the Council resolved to object to the proposal as the variations exacerbate the adverse impact of the two large dwellings previously approved, being detrimental to the visual amenity of this important central area of the village.**

In reaching this conclusion the Council was mindful of the Planning Officer's Report and recommendations prepared for the Northern Area Planning Committee to be held on 21<sup>st</sup> February 2018 and considered that the Summary of Consultation Responses under Paragraph 7, did not reflect the significant amount of input and views submitted from the Parish Council since the original application was submitted and simply noted four bullet points that was the Council's initial response, all of which the Planning Officer had now agreed with and had resulted in the much amended application that now included a more accurate application title. The fact of the matter was that without the Parish Council taking a responsible position on behalf of Parishioners and raising the issue of non-compliance with approved plans resulting in an enforcement officer investigation the developer would have proceeded to completion with no permission. It was the Council's persistence that had resulted in a planning application with drawings that now reasonably reflected what was being built on site that allowed them to consider and take a decision on the application at the Meeting. As the Council had previously warned Wiltshire Council, by not taking appropriate enforcement action at the proper time, now some months ago, the developer had been allowed to complete the dwellings, not through errors claimed and suggested in the Discrepancies section of the Officer's Report but by considered action that had previously been confirmed by the applicant and now resulting in a fait accompli situation. The Parish Council could only now determine the application on a completed situation and retained the view, as from the start, that the scheme was not appropriate for the site and that the variations worsened the situation

**Cllr M Barber proposed, Cllr K Taylor seconded and RESOLVED BY MAJORITY**

## **77/17 FINANCE**

The Council considered financial matters and received notification of invoices for payment.

- a) **Payments:**

Place Studio Ltd. Inv No 5713. 8<sup>th</sup> January 2018

£ 1,789.80

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

**78/17 DATE OF NEXT MEETING**

The next Meeting of Council will be held in the Goss Croft Hall on **Tuesday 13<sup>th</sup> March at 7.30pm.**

Signed:

Date: **13<sup>th</sup> March 2018**