

North Newnton Parish Council Meeting

Monday 11th October 2021 at 7 p.m.

Minutes

Present: Chair of the meeting - Marcus Stoneham (MS), (Chair of the PC), Cllr David Brisker (DB) (Vice -Chair), Cllr Tom Ellen (TE) (Vice-Chair), Cllr Sean Devine (SD) and Cllr Mac McLean (MM). In attendance: Gillian Tatum Clerk, Wiltshire Cllr Paul Oatway and 8 Parishioners

The meeting started at 7pm

1 **Matters of the Council**

Absence apologies and Declaration of interests. Apologies: Cllr Tony Mulliken (TM) & Cllr Olivia Campbell (OC). Members are bound by the provisions of the Code of Conduct and are required to declare either personal or prejudicial interests; None declared.

2 **Minutes of Extraordinary Planning Parish Council Meeting 13th September 2021.** The minutes were approved by all Councillors present and signed by the Chair as a true record.

3 **Planning – to gain Statutory View of the Parish Council as Consultee**

1. **PL/2021/08949 ST ANNES COTTAGE, STITCHINGS LANE, HILCOTT, PEWSEY, SN9 6LD, Erection of a dwelling house (Use Class C3), access, landscaping and associated works.**

4 **Adjournment. Welcome to the Public.**

8 Parishioners present including the applicant for St Anne's House.

The Chair invited the applicant to speak first about his planning application; he has lived in the locality for 15yrs and 7yrs at St Anne's in Hilcott with his family, is very excited to develop a house of their dreams, loved living in Hilcott and had consulted with planning experts to produce a beautiful design. He had seen the comments online Wiltshire planning portal from his neighbours, confirmed it is not 3 storey (1 is basement) and with dormers 1.5 storey building, he thought designed sympathetically for the environment and setting and the new house would also contribute to the maintenance of Stitchings Lane (as he already does for his existing property).

Close neighbour; felt would be impacted by the proposed house and gateway, believes it is 3 storey, not in keeping with neighbouring properties and not protecting the Conservation Area of Hilcott.

Another neighbour asked why a new dwelling when they have the existing house and annex, could they not develop the existing house to extend it? And that the new application would "Over develop" the site.

The Clerk reported comments made by 4 other local residents who could not attend the meeting (these had already been circulated in full to Councillors prior to the meeting).

The comments to summarise; the new entrance opposite Saddlestones and 1& 2 Stitchings Lane will encroach on the privacy of all three properties, the proposed additional cars will further damage the lane, concern over the height of the roofline/skyline and the overall size of the building in relation to the other properties in this land, no plans to show how sits with other properties, not an infill site, worried that this garden may set a precedent for others to do the same, Hilcott a conservation area, within the North Wessex Downs AONB (Area of Outstanding Natural Beauty) and the general policy treats Hilcott as being "open countryside". Accordingly, development not normally allowed except when justified in the interests of agriculture, forestry or some overriding special need. Thus new buildings in a conservation area are only likely to be considered where there is a clear functional need. Where development does take place it will

be important to ensure that new buildings do not visually cramp or overcrowd existing buildings where are usually found widely spaced apart or set in their own grounds. The access to the proposed house would result in more vehicular movement and damage and loss of privacy to the houses opposite. A new construction will have a negative impact on the visual skyline of the surrounding properties and of the vista of the village as a whole. Uncovering of unknown historical earthworks or artefacts during the construction due to proximity to ancient footpath/byway.

Further details had been circulated to the Councillors from the previous landowner of part of the application site with comments (duplicating already stated) but another matter which is not a planning consideration covering a restrictive covenant.

5 **PL/2021/08949 ST ANNES COTTAGE, STITCHINGS LANE, HILCOTT, PEWSEY, SN9 6LD, Erection of a dwelling house (Use Class C3), access, landscaping and associated works.**

The Chair read out informal comments from the planning officer dealing with this application from Wiltshire Council; 1. Covenants – whilst this may be existing and ultimately affect the applicants actually going ahead and building the property – it is NOT A PLANNING MATTER (Wiltshire Planning can still give Planning permission even with this in place; it will just be noted in the officer's report). 2. Infill – Core Policy 18 – he's advice is that it will be difficult to argue that this is not infill development due to the fact there are existing properties either side of the proposed location, Hilcott whilst a village has non-linear development and has housing already around Stitchings Lane. The issue is also whether the site can accommodate (1-4 properties) and not materially affect the plot of the current house at St Anne's by dividing the garden – in his opinion the remaining plot for St Anne's is in keeping with neighbouring properties. 3. It therefore comes down to Core policy 57; scale and appearance – and visual impact on neighbours – looking at proposed heights, materials used, landscaping proposed 4. Access and impact on the BOAT/Stitchings Lane – he will be advised by highways is the proposed access safe and suitable for the proposed use?

With regard to the impact and upkeep – he could ask for a Construction Management Plan (if permitted) during building the delivery vehicles to use sensible vehicles for the surface, not to obstruct other users of the lane, also visually show the lane condition before construction and afterwards to repair any damage created.

County Councillor Paul Oatway was then invited to speak who outlined the main policy guidance in detail that should be taken into account; covering Policy 2 Infill, the new Planning Framework guidance which allowed presumption in favour of sustainable development, AONB's and Conservation Areas.

The Chair then invited all Councillors for their views; (main points summarised) Cllr MM; AONB, Conservation Area; should not visually cramp existing buildings. In his opinion not infill as stated in Core policy 2 as part of an existing garden and an amenity area, concerned about the Ridge Height (no details given) and worried visual appearance noting basement on sloping land, size of the development out of keeping with the surrounding properties, bigger footprint than existing St Anne's House and cottages opposite, in his opinion amounted to a 1.5 storey property but overbearing size and would have a detrimental visual impact. Object as a Conservation Area.

Cllr TE; asked if any pre-application advice (none), worried about site, mass and impact on conservation area, felt proposal was overbearing, could not see economic benefit (didn't think argument in application was that much money), did not think the benefits outweighed the impacts, worried about planning history; apparent change of use from agricultural land to garden was their planning for this and for garden outside the curtilage of the property, planning history of the annex, thought ecology and landscape impact detrimental and therefore conclusion to

object.

Cllr SD also concerned about the overall size, worried about the access from a privately maintained road, did not also think as infill but a well maintained garden and again worried about the scale and height of the new house as nothing indicated on plans. Object.

Cllr DB did think the house was quite large proposed, mass on the skyline, and difficult to get a scale of it from the plans submitted, did believe it could be considered as “infill” as properties already adjacent to it and the existing plot of St Anne’s could stand alone, worried about the use of the lane itself as problems with traffic already in Hilcott and not an existing adequate surface for Stitches Lane. He did however think it was a house for an existing family in Hilcott and he would support them to live in Hilcott but overall concerned about the mass and impact on the skyline of the current proposal.

Chair Cllr MS; he liked the design, he didn’t think the height would affect neighbours views, maybe some impact on sunlight?, no issues on noise, smell or pollution, access and traffic; maybe some impact on local houses, ecology/landscape no impacts, economic; he thought it would increase the value of neighbouring properties from the development, planning history no real issues and in conclusion no objections to the proposal.

Overall majority decision to object; **North Newnton Parish Council resolved “by majority in respect of planning application reference PL/2021/08949 to object to the proposal.**

The following grounds were noted by majority; it is against Wiltshire Core Policy 2; the PC do not consider the proposed development to be “infill”, they object to the excessive mass and scale of the proposed house (there is no indication of ridge height from the original ground level and particularly significant as situated on sloping ground with a proposed basement), the proposed footprint also exceeds neighbouring properties of 1 & 2 Stitches Lane and the existing St Anne’s house so will stand alone as a much larger property in this part of the Village. The PC believes that the designated Conservation Area status for Hilcott (Kennet District Council designated Hilcott Conservation Area, 1994) still applies and this proposal will be detrimental to it; It is concluded that the presented (alleged) benefits with the proposal do not outweigh the harm caused by the development to the Conservation area”.

Some additional advisory comments; the PC would like to ensure that the case officer does visit the locality to see the proposal in the context of the Village. The PC also wants to highlight that it is concerned of the planning history associated with this property as part of the garden is outside the existing curtilage and whilst some agricultural land was purchased (with a covenant restricting development) it is not clear that this was duly applied for change of use from agricultural to use as garden. The PC would like confirmed that the correct planning status is in place and whilst a restrictive covenant does not preclude planning permission being granted it would highlight that this should be mentioned in the Wiltshire Council planning officers report.

Clerk

Action: Clerk to notify Wiltshire Council

- 6 **Planning – to gain Statutory View of the Parish Council as Consultee**
2. PL/2021/085570 3 MARTINS CLOSE, BOTTLESFORD, PEWSEY, SN9 6LP Proposed Two Storey Side Extension, Single Storey Rear Extension, New front Porch and Internal Alterations
No Parishioners questions nor the applicant present

- 7 Clerk read out comments from Cllr TM who had been to speak to residents around Martins Close, near to the proposed application site; no objections had been given to the proposals. Cllr DB had also spoken to additional residents further away from the Close and no negative comments.

Cllr SD had looked at the site and the details and he thought the proposed extension is minimal in compared to the plot and in keeping with the neighbouring properties.

All Councillors present unanimous in resolving “No objections”

Action: Clerk to inform Wiltshire Council

Clerk

8 **Section 106 Agreement Deed of Variation update;** [The Parish Council is seeking to vary the S106 agreement originally attached to planning application for the development at housing at Woodbridge Close with financial provision for a play park. There is no room on the original application site for a play park, nor does the Parish Council own any further land within the Parish for the provision of a play park. The deed of variation is seeking to be able to use the money for the benefit of local residents at North Newnton for the continuation of a footpath on Rushall Road to join the existing length so that the path starts by Sundale to run to opposite the start of the existing path on Rushall Road].

Cllr PO confirmed that the Deed of Variation is with Acorn and no further update from Wiltshire Council, he will chase on 13/10/21 when he believes the Officer is back in the office. No update received directly by the Clerk or the Chair. Action: Cllr PO to chase and update Clerk Cllr PO

9 **Future Parish Council Meetings 2021
7.00 pm 1st November 2021 Venue to be confirmed.**

The meeting closed at 8.30pm Gillian Tatum Clerk to NNPC Clerk@nnpc.org.uk
Tel 07979866387 12/10/2021