

North Newnton Parish Council Extraordinary Meeting

Monday 10th January 2022 at 7.30 p.m.

Minutes

Present: Cllr David Brisker (DB) (Vice -Chair), Chair of the meeting, Cllr Olivia Campbell (OC), Cllr Tom Ellen (TE) (Vice-Chair), Cllr Sean Devine (SRD), Cllr Mac McLean (MM), Cllr Marcus Stoneham (MS), (Chair of Council arrived late due to work commitments) and Cllr Tony Mulliken (TM) (arrived late due to work commitments). In attendance: Gillian Tatum Clerk and 3 Parishioners (apologies 1 Parishioner)

The meeting started at 7.30pm

1 **Matters of the Council**

Absence apologies and Declaration of interests. Apologies: Wiltshire Cllr Paul Oatway. Members are bound by the provisions of the Code of Conduct and are required to declare either personal or prejudicial interests; None declared.

Cllr DB thanked the Clerk; Gillian Tatum as she is leaving after nearly 3 years in post for all her hard work and support to the Council and Parishioners.

- 2 **Minutes of the Parish Council Meeting 13th December 2021.** Cllr MM asked for a revision (although not in line with protocol as he had already been served with the Draft Minutes, and commented on these as per the procedure in the Standing Orders). Other Cllrs present were happy with the accuracy of the Minutes. The Minutes were therefore duly signed by the Chair of the Meeting as correct with the agreement that a note would be made in these minutes to acknowledge that Cllr MM had raised a concern with the use of the term “Final Phase” in regard to the formal footpath proposals for North Newnton. This item would be put on the next full meeting in February to discuss and fully clarify the position of Rights of Way including the North Newnton footpath within North Newnton.

3 **Adjournment. Welcome to the Public.**

The Chair welcomed all to the meeting and invited them to comment on the Planning Application under consideration. Parishioners also commented throughout the meeting. In summary; Parishioners and residents of Stinchings Lane were all still objecting to the revised application, that the change in pitch height and roof line were immaterial and still proposed a large impact that is inappropriate to a Conservation Area, emphasised NOT AN INFILL site but a Garden and comments read out by Clerk to represent 2 residents that could not attend “We and the residents of Hilcott are concerned about the cumulative impact of this proposed development. If planning permission is granted, it could set a dangerous precedent for any back garden building, not just in Hilcott but in any part of the parish. 2. We have to stress there is nothing personal in this objection, but if permission is granted, the applicants could build and sell the property and move on. This may appear cynical, and I am sure the applicants are fond of living in Hilcott, but this scenario has happened before in other parts of the country where we have resided”.

Comments were also made by wider residents of Hilcott and the original owner of the area previously an agricultural field sold for a garden to give Cllrs a clear picture of the history of the site and how it has grown from a small cottage to the current St Annes Cottage with a garage and annex accommodation. It was noted that 11 local householders had commented on Wiltshire Planning Portal (some more than once, to comment on the revision details) all objecting to the application.

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

PL/2021/08949 Erection of a dwelling house (Use Class C3), access, landscaping and associated works.

ST ANNES COTTAGE, STITCHINGS LANE, HILCOTT, PEWSEY, SN9 6LD

To discuss amended plans

A very detailed discussion was had involving all Cllrs, listening to the comments made by the Parishioners in attendance and reference to comments made on the Planning Portal including those by CPRE (Campaign for the Protection of Rural England), Wiltshire Highways, Parishioners and informal comments made by the Wiltshire Planning officer as reported in the November Meeting Minutes in full.

Summary

Cllr SD objected to the application on the grounds of visual impact “the proposed house is very orange and not in keeping with other houses”, he did acknowledge that the ridge height had been reduced but the footprint was still the same and significantly bigger than surrounding properties and inappropriate for the garden setting, the proposed materials to be used was a big issue and made the overall visual impact detrimental for the Village of Hilcott.

Cllr MM objected to the application; it was against Core Policy 2 “infill is defined at a small gap within a village” and this is NOT infill it is a garden. He wanted to make sure the Rights of Way team were consulted as no reference in the Wiltshire Highways comment that this access is proposed off a right of way and there is a duty of the planning officer to consult with all. Cllr MM also agreed with the Statement of CPRE (on the portal) and that the Council ought to support these, along with the Parishioners comments, if this application goes ahead he fears it sets a significant precedent for further “back land development” and will open the floodgates. The covenant although not a planning issue was significant and should be referenced in the officers report. He did not think the proposal met National Planning Policy Framework for an Area of Outstanding Natural Beauty (AONB) and a designated Conservation Area (in addition to against policy 2 infill. He thought that the reduction of 10 inches for the ridge height did not change his opinion and that the details submitted did not show the impact of the height from the C38 (note by Clerk this is Hilcott “High Street”) and that the impact on those properties should be taken into account in addition to those on Stitchings Lane. He didn’t know whether the Planning Officer from Wiltshire Council had visited the site and reinforced the requirement to do so. Visual impact would be detrimental to the surroundings.

The remaining Cllrs had reservations and comments were made about the planning history of the site (Cllr TE), materials proposed (Cllrs DB, OC, TE and TM) particularly with regard to the proposed red tiles and vertical tile hangings and visual impact of the proposed materials used, but did feel that this proposal could be construed as potentially “infill “ development.

It was resolved by majority vote (5:2) “To support the planning application reference PL/2020/08949 (with amended plans) SUBJECT TO THE FOLLOWING CONDITIONS;

- (1) Amendments to the proposed materials for the roof and building to that of white rendering for the building with a slate roof, so that it is aesthetically in keeping with other houses within Stitchings Lane as appropriate for a Conservation Area,**
- (2) No vertical tile hangings to be used,**
- (3) Further reduce the ridge height so that it mirrors exactly the ridge height of the existing St Annes Cottage,**
- (4) That the planning officer consults with Wiltshire Rights of Way for comment and clarification of the proposed use of a right of way as an access to the property”.**

As an advisory (to repeat the earlier comment made for the original application; The Parish Council (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.

Action: Clerk to inform Wiltshire Council

Clerk

5 **Future Parish Council Meetings**

Monday 21st February 2022 (Time and Venue to be confirmed).

The meeting closed at 9pm Gillian Tatum Clerk to NNPC Clerk@nnpc.org.uk
Tel 07979866387 13/01/2022