

STEEPLE ASHTON PARISH COUNCIL

Parish Office: 2 St Mary's School, High Street, Steeple Ashton, Trowbridge, Wiltshire, BA14 6EU

Clerk: Nicola Duke, April Rise, 81 Studland Park, Westbury, Wiltshire, BA13 3HN 01373 864127

Minutes of a virtual (Zoom) meeting of the Parish Council held on **Monday 29th March 2021** at 7.00 pm.

Present: Cllr Buffery-King (Chair), Cllr Leonard, Cllr Price, Cllr Jones, Cllr Beaven, Cllr Boardman, Cllr Willis and Cllr Cottle.

In attendance: Nicola Duke (Parish Clerk) and 5 members of the public.

Open Forum

Members of the public were invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern:

- Members of the public addressed the PC in respect of agenda item 20.102, informing councillors of their views regarding the three planning applications relating to The Sanctuary, Dark Lane North. The PC noted the comments made.

	AGENDA ITEM
20.098	Apologies for Absence and to consider the reasons given None.
20.099	Declarations of Interest and Dispensations to Participate Cllr Cottle declared a personal interest in agenda item 20.102 as a neighbour to the application site. He confirmed that he would take no part in the debate.
20.100	Minutes of Council Meetings The minutes of a meeting of the Parish Council held on Monday 1st March 2021 were approved for accuracy and adopted (proposed Cllr Boardman, seconded Cllr Beaven).
20.101	Wiltshire Council Report Wiltshire Councillor Seed informed members that there was nothing to report as Wiltshire Council had now entered the pre-election 'purdah' period.

20.102

Planning Applications

Members considered the below listed applications:

21/01507/FUL - The Sanctuary 9 Dark Lane North Steeple Ashton Trowbridge Wiltshire BA14 6EY – Regularisation of new access and proposed new stable block

21/01511/FUL & 21/02296/LBC - The Sanctuary 9 Dark Lane North Steeple Ashton Trowbridge Wiltshire BA14 6EY – Regularisation of agreed works to main building, proposed change of use of outbuilding to Annex and proposed construction of new vehicle shelter.

Following debate, it was resolved to object to the applications on the following grounds, with it being noted that Wiltshire Councillor Seed would call the application in for determination by the Western Area Planning Board, subject to his discussions post meeting with the Planning Officer.

Objection to application 21/01507/FUL - the proposed new access - on the following grounds:

1. Layout of buildings on the site – members query the need for a separate access to be created to the paddock and rear garden, noting that the access for the last sixty plus years has been via Manor Farm only.
2. Appearance and design of development and materials proposed – the entranceway is dominated by the access road, which results in visual impairment to the historic site. The proposed materials are not in keeping with the listed building and previous consents have required a re-use of the existing cobbles.
3. Effect on listed buildings and conservation area – the proposals for the new access are not in keeping with the conservation area and will have a detrimental impact on an historic site of archaeological value.
4. Drainage – the size of the proposed hard standing area creates potential issues with water drainage and the culvert over the ditch (not covered in the planning application) will create additional drainage issues, possibly impacting on the water course.
5. Effect on nature conservation – the change to the historic pond and the environmental curtilage of a Grade II listed building will have a detrimental impact on the environment and wildlife habitats, such as those for badgers and newts.
6. The application does not cover the full extent of roadway already constructed, specifically the culvert leading to the rear garden, created over the ditch exiting the pond.

Objection to application 21/01507/FUL - the proposed stable block - on the following grounds:

1. Scale and dominance – the size of the stable block is disproportionately large for domestic use and the scale of the plans are ambiguous. Members would

wish to see a condition on the use of the stables, if permission is granted, to ensure non-commercial use only.

2. Layout of buildings – the proposed siting of the stable block will cause detriment to neighbours and users of footpaths in terms of visual impact and noise.
3. Traffic and parking issues – the proposed siting of the stable block will require the parking of horsebox/es in the field, which will negatively impact neighbours.
4. Drainage – the resulting muck heap will generate run off and disposal issues.
5. Impact on character and appearance of conservation area – the lighting proposed for the stable block will have a visual impact on neighbours and the adjacent Ministry of Defence site.
6. Change of use – the proposed change of use from agricultural to recreational is of concern to members and the PC would wish to see a condition applied to any permission to restrict further changes of use, especially in respect of any change to residential use.

Objection to application 21/01511/FUL on the following grounds:

1. Impact on character and appearance of area and effect on listed building – the proposed tiles are not in keeping with the conservation area or the listed building. Previous application W/06/01192/FUL included approved drawings which clearly show the use of single roman tiles on the northern wing, with plain tiles only on the breakfast room, thus differentiating the new build.
2. Appearance and design of development and materials proposed – the previous planning permissions relating to the site have required that materials are re-used and planning approval of materials to be used is required, such materials to be in keeping with the conservation area and the listed building.
3. Noise, dust, fumes – the PC questions whether the proposed method of sandblasting is appropriate for use on the site.
4. Impact on character and appearance of area and effect on listed building – the plans include proposals for a modern roof light, which is not sympathetic to the listed building or the conservation area (please refer to point 2 above).
5. The plan entitled 'existing block plan' shows the access road and outbuilding which are not approved.

Objection to application 21/01511/FUL – the proposed change of use of outbuilding to annexe – on the following grounds:

1. The proposal to change the previous outbuilding (currently used as a shed) into an annexe is objected to on the following grounds, by virtue of the resulting significant harm to the visual impact of a historic listed building in a conservation area:
 - a. Scale and dominance – the building is very close to the listed building
 - b. Layout and density – see above
 - c. Impact on character and appearance of area
 - d. Effect on listed buildings and conservation area
2. Appearance and design of development and materials proposed – the proposed annexe is significantly different to the main dwelling in terms of visual appearance and materials and is not in keeping with either the listed building,

	<p>its position within the curtilage of a Grade II listed building nor the conservation area.</p> <ol style="list-style-type: none"> 3. Change of use – the PC queries the planned use of the annexe building and whether its use will generate any increase in traffic movements, which would be inappropriate in the location. Any change of use, if granted, must carry a condition that ensures the annexe is only used as ancillary accommodation to the main dwelling and cannot be altered, extended or created into a separate dwelling house. 4. Previous planning decisions – the PC queries whether the existing outbuilding holds the necessary planning permission noting that, if it does not, this element of the application would require a full planning application as opposed to a change of use application (refer to W/08/02085/FUL, condition 7). <p><u>Objection to application 21/01511/FUL – the proposed vehicle shelter – on the following grounds:</u></p> <ol style="list-style-type: none"> 1. Scale and dominance – the proposed 4 bays create a significant size of shelter in close proximity to a Grade II listed building. 2. Impact on character and appearance of area and effect on listed building and conservation area – the proposals visually detract from the area and the listed building as the shelter is dominant on the approach to the property. 3. Appearance and design of development and materials proposed – the proposed materials are out of keeping with the conservation area and the listed building. <p>To receive and consider planning applications received after the issue of the agenda (<i>where the response time falls outside of the meeting schedule</i>) – None.</p>
20.102	<p>Planning decisions, appeals, enforcements and other matters</p> <p>None at time of issue.</p>
20.103	<p>Councillor Reports</p> <p><u>Cllr Buffery-King</u> – reported that the CPRE sign by the pub had fallen down and it was agreed to ask the PC’s contractor to attend to this.</p> <p><u>Cllr Boardman</u> – reported that the Clerk would be receiving an email from a resident who wished to run a boot camp at Acreshort Park. She also queried the status of the planned replacement of the water hydrant at Acreshort Lane. The Clerk reported that the Fire Brigade had undertaken to carry this work out some months ago and confirmed that she would chase them for an update.</p>
20.104	<p>Correspondence</p> <p>None.</p>
20.105	<p>Date of next meeting</p> <p>The Clerk reported that the government had not extended the legislation permitting councils to meet remotely and in person meetings would therefore need to resume</p>

	<p>after 7th May 2021. The proposed date for the Annual Council Meeting (which needed to be held within 10 days of the election) was Monday 17th May 2021. This was agreed.</p>
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	<p>The Clerk also reported on the requirement to hold an Annual Parish Meeting in 2021, which could be held either in person after 7th May 2021 or virtually before then. The meeting would need to be held by 1st June 2021. Members agreed that the Chair and the Clerk would discuss the best arrangements for the Annual Parish Meeting and report back to Council.</p>
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There being no further business the meeting was closed at 8.20 pm.

ADOPTED