

Donhead St Andrew Parish Council



Minutes of the Formal Planning Application Site Meeting held at Watergate Cottage, Wardour Lane, Donhead St Andrew, SP7 9EQ

Friday 17th June 2022 - 6:30pm

Present: Malcolm Cullimore (Chairman)
Simon Luck (Minute Taker & Vice- Chair)
John Barton
Jane Sullivan
Patricia Maxwell-Arnot
Clive Burrows
Alastair Stoker
Sheena Kozuba-Kozubska

Members of the Public: One

Questions or Statements:

The member of Public stated: No objection to second story cottage extension, but it is a shame to lose the thatch. The side and review can be seen very visibly from New Road with a significant of glazing there is a concern on how this will meet the Dark Skies policy. Concern regarding the size of the large dorma window in proportion to the rest of the property. Very unhappy with the proposed roofing material, especially when this is combined with the wooden cladding, on such a large and visible area of the property.

Agenda
Item:

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| 1 | <u>Apologies for Absence:</u>
Apologies had been received from Cllr Simon Barkham |
| 2 | <u>Declarations of Interest:</u>
Clive Burrows and Patricia Maxwell-Arnot declared an interest in Watergate Cottage Planning Application due to them being notified as consultees for the application from Wiltshire Council. It was agreed that both Clive and Patricia could speak at the meeting but would not be allowed to vote on the proposal. |
| 3 | <u>Planning Applications made to Wiltshire Council:</u>

<u>Application No:</u> PL/2022/04109 |

Application Type: Householder planning permission

Proposal: Demolish single storey rear extension, construct new one and two storey rear extension and general refurbishment throughout including upgrading the thermal performance of the building and replacing the thatched roof with clay tiles.

Site Address: WATERGATE COTTAGE, WARDOUR LANE, DONHEAD ST ANDREW, SHAFTESBURY, SP7 9EQ

Cllr comment: Objected to the removal of the thatch as this could change the look and feel of the village

Cllr comment: No objection to the removal of thatch and change to similar clay tiles as seen elsewhere on Wardour Lane. Does not appreciate the metal extension roofing as out of keeping.

Cllr comment: Understands the problems with thatch and would approve a sympathetic clay tile to replace this and would be more appropriate to maintain the clay tile on the extension - opposed to the metal roofing.

Cllr comment: Appreciates the problems with thatch. Objects to the metal roofing material and concerned with the amount and size of glazing and how we could maintain our Dark Skies Policy.

Cllr comment: The extension roofing should be sympathetic and complimentary to the rest of the property and clay tiles would be more appropriate and in line with our Village Design Statement.

Cllr comment: There's no mention of colour of roof material (neither the clay tile or the metal roofing sheets) or the colour of the windows. The corrugated steel roof is not in keeping with the cottage nor the rest of the village and is 50% of the property roofing so a substantive amount of metal material. The size of the elevated dormer windows are too large for the size of the property and out of scale with the cottage. The rear of the property is the most visible part of the cottage and the amount of glazing will impact the Dark Skies Policy and will be clearly visible from Donhead St Mary and a number of other roads and footpaths including New Road, Pig Trough Lane and Footpaths 4, 5 and 10. which will impact the village. In Salisbury District Planning Policy [H31](#) and [C24](#) there are statements that the design must be in keeping with existing building and use sympathetic materials. The design does not meet Donhead Village Design Statements 3S2 and 4C1, as it is not in harmony with local area and the roofing material is not clay tile or thatch. In order to meet Dark Skies Policy, the dormer window size should be reduced and the two roof lights in the TV room should be removed. There is concern to the ecology and biodiversity impact due to the large destruction of habitat as well as a number of bonfires near the thatched cottage and that has caused damage to existing trees. Special species of trees have been removed (Ginkgo) and a large portion of hedgerow has been removed, burned and with no oversight (the bonfire was still burning during our meeting). There should be approval of the external lighting design and the property should adopt a low impact external lighting strategy.

Cllr comment: The use of unsympathetic materials goes against the village design statement and there is significant concern of the light pollution and impact to Dark Skies Policy.

Cllr comment: Concerned to lose thatch from the village and the impact on our AONB status with the proposed material of the extension.

Proposal: *Alistair Stoker* proposed to Object to the current application based on the metal material of the extension roof which is out of keeping to the village vernacular, out of character to the rest of the cottage and not in adherence to our adopted Village Design Statement (3S2, 4C1) nor Saved Salisbury District Local Plans (H31, C24). The impact on the Dark Skies Policy also needs to be considered. Seconded by *John Barton* and received *unanimous* votes from other councillors.

Close of meeting 19:37