

Donhead St Andrew Parish Council



Minutes of the Formal Planning Application Meeting held St Andrew's Church, St Bartholomew's Street, Donhead St Andrew, SP7 9EB

Thursday 8th December 2022 - 7:30pm

Present: Cllr. Malcolm Cullimore (Chairman)
Cllr. Simon Luck (Vice- Chairman)
Cllr. John Barton
Cllr. Clive Burrows
Cllr. Alastair Stoker
Cllr. Sheena Kozuba-Kozubska
Cllr. Simon Barkham

In Attendance: The Parish Clerk; Simon Pritchard

Members of the Public: Eleven

Agenda
Item:

1 **Apologies for Absence:**

Apologies had been received from Cllr Jane Sullivan & Cllr Patricia Maxwell-Arnot

2 **Declarations of Interest:**

None

Time: 19:33

Statements from the Applicant & Architect:

The applicant and family had attended the meeting and gave some information:

- Owners of Inglegreen are becoming elderly, as there is a large garden and their daughter and son-in-law have been looking for a home, there seemed to be an opportunity for the house to be extended to allow daughter and son-in-law to live onsite and offer care to relatives.
- A specialist company has been used in sourcing the prefab building. Have tried to keep it low profile.
- As its an annex, all the services, electric, water, come from the main house.
- Have a strong desire to live close to parents so they can offer care to them in their old age. Would prefer their own house, but the high market price makes this unaffordable.

Questions or Statements from Residents:

Some neighbours / residents had attended the meeting, those who spoke all objected to the application. Points made included:

- Object to the size and design. Would be better to put an extension onto the existing house.
- No approach from the applicant to see what the impact will be on their neighbour's property. All windows will be overlooked if given the go ahead.
- Screening has been verbally offered, but it's not in the formal plans and would take years to grow.
- The 'wooden bungalow' could be used as an Air B&B
- Wants to see screening included in the formal application.
- Strongly object as to big and tall. Almost the same high as the existing property. Will be visible from the road.
- If providing care, then you needed to be living in the same home and you don't need two of everything - this is in effect a second property.
- It will add noise and light to the Dark Skies Reserve.
- Once the property becomes vacant it can easily be split off from main building.

A note has also been left with the Chairman; the Parish Clerk read out the points:

- Disappointed that a site meeting wasn't taking place it is difficult to visualise the impact without having been onsite.
- Adequate screening for Brook House is of utmost importance.
- Has an annex or lot conversion been considered instead.

Time: 19:51

3 Planning Applications made to Wiltshire Council:

Application No: **PL/2022/08947**

Application Type: **Householder planning permission**

Proposal: **Erection of a timber pre-fabricated single storey granny annexe for ancillary residential use associated with the dwelling.**

Site Address: **INGLEGREEN, WARDOUR LANE, DONHEAD ST ANDREW, SHAFTESBURY, SP7 9EQ**

Website: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019A36C>

Cllr. Barkham:

- Looks like a second property

Cllr. Stoker:

- Feels the same as Cllr Barkham, and future owner would be able to establish a second property.

Cllr. Barton:

- Flooding concern due to the hardstanding increase. Flooding Officer at Wiltshire Council should be asked for an opinion.

Cllr. Luck:

- It is not possible to visualise from the online plans, a site meeting would have been best.
- The Village Design Statement says that materials and colour should be in keeping with the rest of the Village, they are not.
- The development will detract from the views.
- The Parish Council recently objected to another planning application that was very similar to this one with the annex being detached from the property. Should be looking to extend the house.

Cllr. Kozuba-Kozubska:

- Very sympathetic to the situation the family are in.
- Should have had a site meeting. Object to the size.

Cllr. Burrows:

- Some amendments could be made to the size to make it more palatable.
- It is possible to put planning condition on it to keep it as an annex. No doubt Wilshire Council will be looking very carefully at the application.
- Agree with what the other councillors are saying, but the idea in principle is a good one.

Cllr. Cullimore:

- No plans online that show the new build in relation to the old - should have been part of the plans.
- Concern about the outside lighting.
- Conditions should be put on to prevent separate sale.

The meeting was suspended: 20:11

The meeting reconvened: 20:18

It was proposed by Cllr. Luck to Object to the application as it is;

- 1) Not in keeping with the Village Design Statement policy 3S3;** "All new houses, extensions and outbuildings should respect the existing scale and setting within the village, the architectural characteristics, and the type and colour of adjoining buildings and the immediate locality".
- 2) Contrary to the Village Design Statement policy 3S5;** "Infilling should not be allowed to detract from such views and spaces, nor create a crowded feeling in that part of the village".
- 3) Contrary to the Village Design Statement policy 3S6;** "Tandem, or inappropriate backland developments is discouraged".
- 4) The proposed annexe would create, or would be capable of creating, a separate dwelling, contrary to Wiltshire Council Local Plan policies.**

Further, if the Wilshire Council Planning Officer is minded to approve the application, then the Parish Council requests that it is called in to the Wilshire Council Planning Committee. Seconded by Cllr. Barkham and resolved unanimously.

Close of meeting 20:21