

Wootton Rivers Parish Council

Minutes of the Parish Council Meeting held 28th December 2016

Present:	David Wardlaw	Parish Council Chairman
	Clare Bamforth	Parish Council Vice-Chair
	David Butler	Councillor
	Michael Farr	Councillor
	Glenn Leech	Councillor
	Paul Neale	Councillor
	Steve Rawlings	Councillor
	Neil Worthington	Clerk

Apologies: None

1. Declarations of Interest and the granting of dispensations.

Councillors were reminded of the Code for Conduct and the need to declare any interest relating to the items on the Agenda. None were declared and no dispensations were requested or granted.

2. Planning Application No 16/11051/FUL – Church Farm

Since the Parish Council meeting on 5th December 2016 the following additional information had been received :-

- The planners had advised that the site was not classed as infill as it was too large; an infill site being classed as up to 3 no houses
- The architect had provided costs for the project which showed that developing just the existing buildings and the pair of semi-detached houses would be uneconomic for the Trust and not provide sufficient return on the land.
- No response from the planners had been received regarding the precedence that might be created if Plots 3 and 4 were approved. However the same situation had previously arisen at the Bike Busters site where the reason given for permitting the houses at the rear was to avoid a derelict site. In that case no precedence had been created which would be the same situation if Church Farm were approved as submitted.

Communication had been received from the Architects that revisions were being made to alter the size and impact of the large 6 bed house (Plot 4) and that an extension of time had been requested from Wiltshire Council to enable time for the changes to be considered. However, the amended drawings showing the revisions had not yet been published on Wiltshire Council's website and hard copies had not been received. Despite this the date for sending in the Parish Council's response was still being shown as 3rd January 2017.

Drawings for all the plots on the website are now marked as superseded. Following contact with the Council's planning department on the 28th it seems that there are drawings waiting to be published, but it is unclear if these are the revisions made shortly after the last PC meeting or the more major changes that are in the pipeline. It was agreed that as the date for the PC's response is 3rd January the PC cannot wait any longer for the revised drawings to be issued and a response should be made on the scheme as currently proposed.

Following discussion regarding the application as previously submitted David Wardlaw proposed that the following response should be made to the planners. The proposal was seconded by Steve Rawlings and passed by the Council unanimously:-

Wootton Rivers Parish Council (WRPC) have been advised by the Architects that significantly revised plans were to be issued which reflected comments made by Councillors at the WRPC meeting of 6th December 2016. However no revised plans have been received or posted so WRPC has reviewed the plans issued to it and has refused the application on the following grounds:

- 1. The buildings on Plot 3 and Plot 4 lie outside the natural build line of the village.**
- 2. The buildings on Plot 3 and Plot 4 are inside/adjacent to the village Conservation Area but the size and style of the buildings are not in keeping with the Conservation Area.**

The need to develop the site is accepted by WRPC and the proposed mix of housing types, the sympathetic conversion of the 2 existing barns and the retention of the wall on the village main street are welcomed by WRPC. However, given the objections to Plots 3 and 4 the proposed development was not accepted as an overall benefit to the village.

3. Planning Application No 16/11296/FUL - 22 Wootton Rivers **Planning Application No 16/11632/LBC - 22 Wootton Rivers**

This application was examined and it was agreed that the PC response would be to approve the alterations and repairs, but would only approve the construction of the new garage subject to the following conditions :-

- The full height glazing to the East elevation was considered not to be in keeping with the surrounding properties. A window in a style similar to the house would be acceptable.
- The height of the roof ridge was not dimensioned on the drawings – this should be agreed before approval is granted.

- The roof materials appear not to be specified – these should be specified and comply with the Village Design Statement and draft Neighbourhood Development Plan for works within the Conservation Area.

4. Any Other Urgent Business

None raised.

5. Date of Next Meeting

The date of the next meeting is scheduled for 16th January 2017 at 7.30pm in the Village Hall.

Parish Council Documents are available on the Parish Council Website
- woottonriverspc.co.uk