

Draft Minutes of a Planning Meeting of Teffont Parish Council held on 15th August 2017 at 18.30 in the Village Hall.

Present: Cllrs Blamey, Cordle, Deane, Fisher, Wood, Worth.

In attendance: Parish Clerk, 17 members of the public

Apologies: Cllr Aspden,

Cllr Wood opened the meeting at 18.33

- 1. To receive and accept apologies.**
Cllr Aspden – previous engagement.
- 2. Exclusion of the press and public.**
None required
- 3. Declarations of Interest.**
Cllr Fisher declared an interest in the Corrindale application.
- 4. Chairman's announcements.**
 - 1) The Chairman informed Cllrs that the Biomass application at The Manor, Teffont had been approved with conditions.
 - 2) He reminded Cllrs to please read the grass cutting paper submitted by Cllr Blamey at the July meeting so it can be discussed and a decision made at the September meeting.
 - 3) The Chairman explained to Cllrs and members of the public how the planning meeting would run, in particular the need to keep comments as factual and impersonal as possible.
- 5. Planning Applications**

a) 17/06709/FUL Corrindale, Teffont.

In accordance with TPC's Standing Orders, the public were offered the opportunity to speak on this application.

The Applicant stated that the advice given by Cllrs at the pre-application meeting had been noted and the plans altered to try and allay the concerns. She hoped Councillors would approve these amended plans.

Mrs Taylor commented that the ridge height was substantially above her property, Reads Cottage, was too close being 4metres closer to Reads Cottage than Corrindale. The proposed property would overwhelm Reads Cottage in size and cause significant blocking of light.

She also noted that the attic space is 2.7 metres high with a steep pitch of 50° rather than the more standard 45°.

Mrs Taylor objects to the application wishing it to be lowered and moved further into the centre of the plot.

Other comments from members of the public included that the site was being over-developed with significant impact on the street scene, the view and the question of light to Reads Cottage.

Cllrs questioned Mr Gregory(Architect) about the new plans. He stated that the house was reduced in length and the roof was now to be hipped both front and back. The proposed property had been moved 3 metres further into the plot away from Reads Cottage.

He acknowledged the height was greater than Reads Cottage but it is on a level with Brook House, the next cottage along and just slightly higher than Corrindale. The inner footprint of the house is 155 sq mtrs.

The height of the hedge on the site alongside Reads Cottage is approximately 9 metres. Mr Gregory stated the proposed building would create less shade than this hedge does.

The applicant and Mr Taylor (Reads Cottage) had submitted separate sun projections to Reads Cottage. Mr Gregory stated that he was not consulted by his client over their submission.

In discussion Cllrs noted that their comments from the pre-application meeting had been largely addressed. However, they considered that the proposed building is

- still too large for the plot therefore overwhelming the street scene and Reads Cottage.
- too high
- does not meet the recommendations for new buildings from the VDS.
- does not adhere to Wiltshire Core Policy 57.

Cllrs voted to object to this application.

The Clerk will report back to Wiltshire Planning Department stating that TPC object to the application for the following reasons.

- The height and size of the building dominates the environment, especially impacting on Reads Cottage which has a considerably lower roof line.
- Although the position of the proposed new house has been moved further away from Reads Cottage it is still too close and would impact on privacy and light.
- Wiltshire Core Policy 57 Ensuring high quality design and place shaping clearly is not being taken into account in this application.
- Teffont Village Design Statement states that any new building should be in sympathy with the traditional cottages and not overwhelm the neighbouring properties. Ample space must remain around the building, especially on either side, in order to protect the special open quality of the village. This application does not take this into account.

b) 17/06697/CLP Sunrise, Teffont

In accordance with TPC's Standing Orders, the public were offered the opportunity to speak on this application. No comments were made and there were no objections from Cllrs.

The Clerk will report back to Wiltshire Planning Department stating that TPC has no objection to the application.

c) **17/06772/FUL The Thatches, Teffont**

In accordance with TPC's Standing Orders, the public were offered the opportunity to speak on this application.

The applicant stated this was a house for himself and his wife, it had the same footprint as the house they currently live in and he hoped the Council would consider it favourably.

Mr Greer (Architect) stated he drew up the original plans in 1993 which were passed. This is an extension to those original plans. It is proposed to be built from natural materials in keeping with surrounding properties. It will be energy efficient. He considered the blocking of light to Cosy Cottage from the new 8 metre high wall alongside the cottage is negligible.

Mrs Howell's representative (Cosy Cottage) stated that the proposed building totally overwhelmed Cosy Cottage from a visual and height perspective. He said that it was too big for the size of the plot and pushed too close to the boundary between it and Cosy Cottage.

He remarked that the garage on its own had a bigger footprint than Cosy Cottage and could also be used as separate accommodation in the upstairs area as a kitchen area and bathroom were planned.

Finally he stated that the proposed 8 metre high wall adjacent to Cosy Cottage would overwhelm the courtyard of Cosy Cottage and have an impact on the quality of light into Cosy Cottage and garden but also quality of life for Mrs Howell who is an artist and needs good natural light to work.

Cllrs questioned Mr Greer re the roofing materials. He explained that the slate roof on the garage was to keep a shallow pitch in keeping with The Thatches garage. Cllrs commended Mr Greer on his design and materials proposed. They noted that the original plans had been approved before Cosy Cottage was built.

However, the application was considered to be too large for the plot and detrimental to Cosy Cottage being too near and with a high wall almost the length of the boundary. It was suggested that the garage could be pushed further back and placed the other side next to Cosy Cottage.

Cllrs voted to object to this application.

The Clerk will report back to Wiltshire Planning Department stating that TPC object to the application for the following reasons.

- The proposed building is too large for the plot.
- It has a considerable impact on Cosy Cottage being so close to the boundary and having such a long high wall
- Teffont Village Design Statement states that any new building should be in sympathy with the traditional cottages and not overwhelm the neighbouring properties. Ample space must remain around the building, especially on either side, in order to protect the special open quality of the village. This application does not take this into account
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6. **Date of next meeting:** The next meeting will be at 18.30 on September 12, 2017, in Teffont Village Hall.

Cllr Wood closed the meeting at 19.45.

