

Draft Minutes of a Planning Meeting of Teffont Parish Council held on 18th October 2017 at 18.30 in the Village Hall.

Present: Cllrs Blamey, Deane, Wood.

In attendance: Parish Clerk, 4 members of the public

Apologies: Cllrs Aspden, Cordle, Fisher and Worth.

Cllr Wood opened the meeting at 18.33

There were no general questions about Teffont.

1. To receive and accept apologies.

Cllr Aspden – previous engagement, Cllr Cordle – away, Cllr Fisher – previous engagement, Cllr Worth – work commitments

2. Exclusion of the press and public.

None required

3. Declarations of Interest.

Cllr Wood declared an interest as he has approached the architect for The Thatches Mr Steer for professional advice re his own potential planning application.

4. Planning Applications

a) 17/06772/FUL The Thatches, Teffont. (Amended plans)

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

Mrs Howell opposed the revised application for the following reasons:

- The amended plans had not changed enough to make any significant difference to her original objections to the application.
- Cosy Cottage had been built since the original application was approved.
- The roof height and rear wall height had been reduced but not by a significant amount therefore making virtually no difference to the impact on her property.
- Mrs Howell considered the plot itself was incorrectly marked, being bigger than her plans showed and that the paddock area had been infiltrated by the building.
- The open aspect of the village as defined in the VDS was not being retained if the build went ahead.

Mr Steer (Architect) explained his amended plans.

- The front of the proposed house is now exactly the same in size and position to the original application which was passed.
- From the street the rear section is basically hidden.
- The garage is smaller and has been pushed back to match with The Thatches garage.
- The rear section of the proposed house is shorter.
- The Housing Policy boundary is the red line on the plans and includes the paddock. He disputes the boundary is incorrectly marked and has checked with Wiltshire Council that it is correct.

Cllr Wood asked why the house is positioned so close to Cosy Cottage and whether the applicants would be willing to move the rear of the property further south away from the boundary. Mr Steer replied that the applicants wanted a sunny courtyard and the positioning enabled them to have that. He felt his clients would consider repositioning the rear section of the house.

Cllr Deane suggested a car port would be less intrusive. Mr Steer replied that his clients wanted a garage.

Cllr Deane also asked why the kitchen door had been made wheelchair accessible and would it not be sensible to install a lift. Mr Steer told Cllrs that the wheelchair access was there because the drive at the front of the house could potentially flood. His clients do not want a lift and have planned the house so they can live downstairs only with a few modifications.

On discussion Cllrs considered the proposed plans were a massive overdevelopment of the site, did not comply with the VDS and was too close to Cosy Cottage. It was acknowledged that the original planning consent would have been known to anyone who bought Cosy Cottage but this is a much bigger house. The scale and position of the garage was also a cause for concern.

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

b) 17/09449/FUL Enderley, 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.

- 6. Date of next meeting:** The next meeting will be at 18.30 on November 14, 2017, in Teffont Village Hall.

Cllr Wood closed the meeting at 19.07.