

**Draft Minutes of a Planning Meeting of Teffont Parish Council held on
22nd December 2017 in the Village Hall.**

Present: Cllrs Aspden, Blamey, Cordle, Deane and Worth.

In Attendance: Parish Clerk, 6 members of the public

Apologies for Absence: Cllrs Fisher and Wood,

Questions or statements from members of the public concerning Teffont.

None

Meeting opened by Cllr Worth (Vice Chairman) at 18.30.

1. Apologies.

Received from Cllr Fisher – away, and Cllr Wood – prior engagement.

2. Exclusion of the press and public.

None required

3. Declaration of interest.

None declared

4. Planning – New Applications

a) 17/06772/FUL, The Thatches, Teffont. (2nd revised plans)

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

Mr McNamara (Applicant) acknowledged there was a mistake on page 5 of the revised plans and advised that it had been corrected and Wiltshire Council had received and accepted the correction. He had distributed the amended page to all Councillors and the Clerk.

He put forward 4 points.

- 1) The front and side elevations are exactly the same as the passed 1993 application.
- 2) In his opinion the plans are consistent with the requirements of the VDS.
- 3) The revised plans take account of comments made at the October meeting. He reported that the revised plans had been discussed with Planning Officer Mr Nash who was satisfied they had adequately addressed the impact on neighbouring properties.
- 4) These plans were very different from their initial plans in size and position. Their wish for a sunny courtyard to the south of the proposed property had been severely compromised.

Mrs Howell (Opposed) stated that the plans were still an overdevelopment of the site and detrimental to Cosy Cottage.

She was concerned, from previous applications where the proposed garage had a shower and kitchen area above, that the garage would become a second property in the future. She mentioned there was a boundary dispute between Cosy Cottage and the building plot.

Cllr Deane pointed out that these new revised plans showed that the gross external area was over 40% larger than the original plans passed in 1993, the garage remained too big and he still considered the plans an overdevelopment of the plot. He considered the Conservation Officer's comments had not been addressed.

Cllr Cordle queried why the square metre footprint had increased again. He accepted that by moving the rear extension further south the applicant's wish for a private sunny courtyard had been compromised.

Cllr Blamey stated that Cosy Cottage had an impact on the plot. It was not built when the original planning was passed, but as it was now built it had to be considered. He accepted the revised plans put the proposed building on the original 1993 footprint and the materials to be used were of good quality. The rear extension had moved further south but the garage was too big although in a better position.

Cllr Worth suggested confusion had arisen as people had different understandings of the word footprint.

Cllr Aspden stated that the extant planning permission from 1993 should be the largest building built on the plot. The garage in particular would have a detrimental impact. There was a general consensus amongst Cllrs that the VDS had not been fully respected

Cllr Worth accepted that TPC continue to object to the application on the grounds that it is still an overdevelopment of the site with significant impact on Cosy Cottage, the Conservation Officer's comments and the VDS had not been fully considered.. The Clerk will report back to Planning Department stating that TPC objects to the application for these reasons.

b) 17/11780/FUL Sunrise, Teffont.

Proposed dry stone wall.

In accordance with TPC's standing Orders, the public were offered the opportunity to speak on the application. There were no comments.

Cllrs approved the application but wished the Clerk to ask Wiltshire Council to involve the Highways Agency at the earliest opportunity as this was clearly a move towards having vehicle access into the property from the B3089.

The Clerk will report back to Planning Department with these comments.

6. Date of next meeting.

The next meeting will be at 18.30 on January 9th, 2018, in Teffont Village Hall.

Cllr Worth closed the meeting at 19.05.