

## **Draft Minutes of Teffont Parish Council Planning Meeting held on 15<sup>th</sup> August 2018 in the Village Hall.**

**Present:** Cllrs Aspden, Blamey, Cordle, Deane, Wood and Worth

**In attendance:** Parish Clerk, 6 members of the public

**Apologies:** Cllr Fisher

### **Questions or statements from members of the public.**

There were no questions or statements from members of the public.

Cllr Wood opened the meeting at 18.30.

**1. To receive and accept apologies.**

Cllr Fisher – family commitments.

**2. Exclusion of the press and public** None.

**3. Declarations of Interest.**

Cllr Deane declared an interest in application 18/06330/FUL

**4. Chairman's announcements.** None.

**5. Planning – New Applications.**

To consider the following planning applications and to make a response to Wiltshire Council planning.

**a) 18/06338/FUL Six Acres, Teffont,**

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

Mr Hill, (Applicant) advised that the application was not a business proposition, merely a need to provide storage and indoor space for their horses. They had recently lost a foal as they could not get it indoors. There would be no increase in traffic along Holt Lane and the site would eventually be much tidier as things would be stored in the new building.

A neighbour spoke in support of the application.

Mrs Groom, against the application, considered that traffic along Holt Lane was increasingly a problem since the kennels opened up. She was concerned this would be another business venture with a further increase in traffic and noise for neighbours.

Councillor's questions.

Cllr Worth asked Mr Hill about turning cars around on site rather than in a neighbour's driveway. He confirmed he is providing a turning space within his property to resolve this problem.

Cllr Deane asked if this application would tidy up the site. Mr Hill confirmed it would.

Following discussion Cllrs agreed to support the application with one condition – the importance that the Applicant's assurances that the facilities that form this application are for domestic (ie non-commercial) use only.

The Clerk will report back to the Planning Department stating that TPC supports the application with one condition/recommendation.

**b) 18/06330/FUL Farmer Giles Farmstead, Teffont.**

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

Cllr Deane (Applicant) stated that this was a full application, not outline as previous applications had been and it had been submitted following discussion with WC planners and a representative of AONB. The house is positioned at the lowest possible place on the plot reducing its impact on the environment and its visibility to others in line with what planners had advised.

There is a need for staff on site to monitor the horses and foaling.

Mr McNamara (against the application) pointed out that there is still a business running on the site and the holiday chalets were also a business. The modest house would be approximately 4000 sq ft in an AONB.

He made Cllrs aware that the pre-application advice was not included in this application and felt that there had been several applications in the village recently that were closely scrutinized by TPC. He hoped this application would merit the same scrutiny.

(See Appendix 1. Mr McNamara's statement)

**Councillor's questions.**

There is apparently support from an officer with AONB, however, there is no documentation to support this. Cllr Deane confirmed the officer had visited at least once and documentation should be with him soon. Cllrs asked for confirmation that SSE, who are using the car park at the moment will be gone and the car park returned to paddock land as in the plans.

Cllr Worth asked for an accurate footprint of the building. The Architect was unable to supply this.

The issue of further applications for a garage for instance was asked. Cllr Deane could not confirm there would not be other planning applications.

It was agreed with Cllr Deane that a condition to planning would be that the Farm Visitor Attraction would be formally closed down.

Cllr Deane left the meeting.

**Councillor's comments.**

Cllr Worth would like an accurate footprint of the proposed building.

Cllrs agreed the application would significantly tidy and improve the views as one approached the village from the A303.

It was agreed this was small village development, not ribbon building. It does not elongate the village but there should be no further buildings on the site.

The Clerk will report back to Planning Department stating that TPC supports the application but with the following conditions.

- The support is conditional upon the application being supported in due course by AONB Officers.
- The PC attaches great importance to the return of the existing car park to paddock as shown in the plans.

- The PC would wish to see no further building on the site in the future, for instance further garaging and further building on the hard-standing on the site of demolished buildings.

**6. Planning – Determined applications**

To note any decisions made on Planning Applications considered by Teffont Parish Council.

**a) 18/04546/FUL Paddock View, Teffont.**

Erection of two small garden sheds (retrospective) and a single storey outbuilding to provide a home office and storage space in the residential curtilage of “Paddock View”

Approved with conditions

**b) 18/04661/FUL Orchard Cottage, Teffont.**

Revisions to approved application 17/03271/FUL to replace existing flat roof dormers with hipped roof dormers, construct plain tiled flat top hipped roof over existing entrance hall, replace steel framed windows with timber framed windows and enlarge dining room windows on north elevation and remove windows on east elevation

Cllrs were concerned about the Paddock View application being approved despite conditions placed on the site by the Appeal Officer when granting the original appeal application. This is an ongoing subject between TPC and WC.

**7. Date of next meeting:** The next meeting will be on 11<sup>th</sup> September 2018, in Teffont Village Hall.

Cllr Wood closed the meeting at 19.25

Appendix 1.

Application18/06330/FUL Farmer Giles Farmstead

Comments from Richard McNamara

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This is an application by a Councillor to build a “modest” Farmhouse in an AONB.

I believe it will be 4000 square feet or so, perhaps even 4500 square feet.

There is an assertion that Farmer Giles Farmstead sometimes described in the application as the “Farmer Giles Farm Attraction Experience” is still running as a business.

Furthermore, it seems that the intention is to demolish the buildings that currently provide the Farmer Giles Farm Attraction Experience but still to continue to operate the business.

These two assertions are presumably made with the intention of avoiding enforcement action over the holiday lodges on the site. I assume the Council will want to be satisfied on this point before making a decision.

There is an assertion that a Farmhouse is needed on site for animal welfare reasons. I believe that is called an agricultural justification. This assertion may also need further attention.

There is a statement that pre-application advice was obtained on 19 December 2017 and that such advice was favourable to the application. That advice is not included however in the application and I assume the Council will want confirmation on this point also.

I would also make the point that this meeting is being held before the green notice has appeared outside the site (unless it has appeared today).

I am no expert in these matters but the Parish Council applied very careful scrutiny to recent planning applications in the Village. I hope to see the same level of scrutiny applied to this application particularly as the application is by a Councillor and is to build a very large house in an AONB.