

Draft Planning Minutes of Teffont Parish Council held on 22nd June 2018 in the Village Hall.

Present: Cllrs Aspden, Blamey, Cordle, Deane, Fisher and Wood

In attendance: Parish Clerk, 7 members of the public

Apologies: Cllr Worth

Questions or statements from members of the public.

None

Cllr Wood opened the meeting at 18.30

1. To receive and accept apologies.

Received and accepted from Cllr Worth – previous engagement.

2. Exclusion of the press and public

None

3. Declarations of Interest.

None

4. Planning – Applications determined.

18/02186/FUL Sunrise, Teffont,

Approved with conditions – noted by Cllrs.

5. Planning – New Applications

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”

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

Mr Monnington (Applicant) stated that they needed more space, there being no attic or garage on the property. They had hoped to erect a double garage but were advised planners would not accept this. The office and sheds had much less impact on the site, were not openly visible from the road and in his opinion did not compromise neighbouring properties or the footpath that runs alongside the proposed office building.

Mrs Pegrum, opposed to the application, reiterated the comments in her letter of objection to Wiltshire Council. She stated the photograph of outbuildings the Applicant claimed to belong to Gledhills were not on their land but an adjoining paddock.

Questions from Councillors

Cllr Deane enquired why there had been no pre-application and whether an extension to the house had been considered. Mr Monnington said he was not aware of the pre-application procedure and had been told there was no option to extend the house.

Mr Monnington confirmed for Cllrs that the sheds are standing on paving stones. They were put up immediately when they moved as they needed storage space.

Comments.

Cllrs were concerned about the size of both the sheds and the proposed office. It was noted that the Appeal Officer, when granting planning permission for the property, clearly stated there should be no further buildings on the site. Cllrs disagreed with the applicant that there was no visible impact from the proposed office adding that it will also be clearly visible from the other side of the valley. It was suggested possibly merging the three structures into one may be more acceptable but even so the likelihood of any further buildings on the site being granted permission was minimal due to the appeal officers conditions.

TPC objects on the basis of the visual impact of these new buildings in an elevated position within the village. Councillors feel that they should be able to rely upon the limiting conditions set previously by the Appeals Officer when granting the original consent (over the objections of both the Parish and County Councils)

The Clerk will report back to Planning Department stating that TPC objects to the application due to the Appeal Officer condition No 10.

[“Notwithstanding the provisions of the Town and Country Planning \(General Permitted Development\) Order 1995 \(or any order revoking, reenacting or modifying that Order\) no development within Part 1, Classes A-F \(i.e, extensions, outbuildings, hard surfaces\) shall be erected or constructed on the appeal site”.](#)

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.

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

Lisa Witcher (Applicant) stated that these were small amendments to an already agreed planning application. The dormer windows needing replacing as they were rotten.

Cllrs asked whether the wood for the windows would be hard or soft wood. The Applicant stated the replacement would be painted soft wood. Cllrs stated they would prefer hard wood.

The Clerk will report back to Planning Department stating that TPC supports the application with no comments.

6. Date of next meeting: The next meeting will be on 10th July 2018, in Teffont Village Hall.

Cllr Wood closed the meeting at 18.58