

Shapwick Parish Council
Minutes of a meeting held on 29 December 2021
at sites of application

21/22/105 Present: Laura Anderson, Graham Croucher, Sally Richardson and Paul Rogers

21/22/106 Apologies for Absence

Apologies were received from Lesley Gaskell and Sue Sellick both having previously declared an interest in application 43/21/00014.

21/22/107 9.00am Planning Application 43/21/00014 - New Lawn, Lawn Lane, Shapwick – Erection of detached garage and single storey front (South) extension with internal and external alterations

21/22/108 Also Present: Mr & Mrs T Wall (applicants)
Mrs P Jones, Mr B Ruffell, Mr S Plant and Mr Polden

21/22/109 Open Session

Graham Croucher welcomed everyone to the meeting and invited the applicants to explain the plans.

Candy Wall said she thought there was confusion as to where the proposed garage would be sited so she indicated where the footprint of the garage would be and said part of the grass verge (within her boundary) would remain. Trevor Wall informed the meeting that the existing boundary walls were built when the house was built. He said the Highways own the remainder of the verge/layby.

Candy Wall said the proposed garage would be stepped back slightly from the neighbour's property and would not be as large as the garage opposite.

Candy Wall explained that the proposal is to future proof their property for the needs of the family.

Candy Wall said she had read the comments made by neighbours on the SDC website and confirmed that the side windows would overlook Nut Lawn not 2 Lawn Lane.

Steve Plant and Ben Ruffell both expressed concern that the proposed full height front windows would overlook their properties and privacy would be lost. Ben Ruffell said installation of full height windows could potentially restrict future planning options open to him.

Steve Plant said if the bushes at the front of the property are removed privacy would be affected even more.

Ben Ruffell said he thought visibility when entering/exiting his property would be affected.

Penny Jones said she was concerned that light to her property would be affected – stating the proposed garage would affect the morning sunlight to her downstairs rooms. Additionally, the outlook/aspect of her property would be adversely affected.

Candy Wall informed the meeting that when the house was originally built in 1990s that permission had been given for a garage in the front garden. It is believed this permission has now lapsed.

Candy Wall indicated that she was willing to make amendments to the plans to address some the above concerns.

Graham Croucher thanked those present for their comments and closed the Open Session.

21/22/110 Closed Session

Graham Croucher asked Councillors present to comment.

Paul Rogers said he sympathised with the concerns expressed by owners of neighbouring properties. He said his concern would be the height of the apex of the proposed garage. He also commented that clarification on where the proposed garage would be in relation to the property and highways boundaries is required.

Laura Anderson said she understood the concerns of neighbours as well as the reasons for the application. She also stated that there are other roads around the village which are narrower.

Sally Richardson said she understood what is being proposed and why and that if the applicants were amenable to amendments that would be helpful. She also said clarification is required on where the garage is sited in relation to the boundaries. Sally Richardson also said she had concerns about the height of the apex and was in agreement with the concerns raised by the adjacent neighbour and that a precedent could be set.

Graham Croucher proposed that the Parish Council object to the application on the grounds that further clarification on siting is required as well as highlighting concerns about the loss of light and outlook for 4 Lawn Lane. Seconded by Paul Rogers. Unanimous. Clerk to inform SDC.

Graham Croucher thanked everyone for attending the meeting.

21/22/111 9.45 am 43/21/00019 - 6 Blacksmiths Lane, Shapwick - Erection of a garage to the side (East) elevation and alterations**21/22/112 Also Present**

Mr Polden (applicant)

21/22/113 Open Session

Graham Croucher asked the applicant to explain the plans.

Mr Polden explained that the proposed garage would extend from existing property and have the same roof pitch and finish. A section of the garden will be squared off to give a turning circle.

21/22/114 Closed Session

Graham Croucher asked Councillors present to comment.

Laura Anderson what type of door would be used – likely to be a roller door.

No other comments were made.

Graham Croucher proposed that the Parish Council support the application on the grounds that the proposals are in keeping with the existing property and no neighbours will be adversely affected. Seconded by Laura Anderson. Unanimous. Clerk to inform SDC.

21/22/115 Date of Next Meeting

Date of next PC meeting will be Tuesday 18th January 2022 7.00pm in Village Hall.

There being no further business the meeting closed at 9.50am.

Signed.....

Date.....