

Shapwick Parish Council

Minutes of a meeting held on 3 May 2022
at sites of applications starting at 6.30pm

- 21/22/162 Present:** Frank Barnard, Graham Croucher, Lesley Gaskell, Moray McGowan and Paul Rogers
- 21/22/163 Apologies**
Apologies were received from Mr & Mrs Barnett (applicants)
- 21/22/164 Declarations of Interests**
There were no declarations of interest.
- 21/22/165 Planning Application 43/22/00001 – Land at Blacksmiths Lane - Erection of 3no. dwellings and garages with associated access on site of existing agricultural buildings (to be demolished)**
- 21/22/166 Also Present:** 10 Villagers
- 21/22/167 Open Session**
Graham Croucher welcomed everyone to the meeting and explained the format of the meeting.
- The clerk read out a statement from the applicant.
- Graham Croucher asked those present to comment.
- Brain Norris asked whether support for the application would set a precedent around permitted development rights.
- Steve Polden said that the proposals are outside the development boundary but are an improvement on the permitted development proposals previously submitted.
- Anthea Beale asked why the development boundary stopped at Butcher's Lane as it would make more sense for the boundary to be up to High Lane. The clerk and Brian Norris (Chair of PC at time of Local Plan review) explained that the Vestey Estate had put forward a proposal during the review of the SDC Local Plan that the development boundary be extended to High Lane but this was not carried to the final version.
- Mr Bragg asked where the plot line would be. Graham Croucher said from a review of the plans the plot extends to the boundary with the stream on the RHS and half way between the existing barn and the hedge on Butcher's Lane.
- Steve Polden drew attention to the planning application which states that the development is not within 20 metres of a watercourse but it is.
- Graham Croucher shared the Blacksmith's Lane residents' statement with those present. The residents are in support of this application seeing it as an improvement on the fallback option.

21/22/167 cont'd

Graham Croucher explained that the Parish Council had contacted SDC in respect of setting a precedent in relation to both infill and on the development periphery of the village. The advice given is that each application will be accessed on an individual basis but as this application is relying on a fallback option it is a slightly different case – the applicant has permitted development rights already and this application is offering an alternative scheme.

Brian Norris said there could be other sites within the village that will rely on Class Q development.

Graham Croucher informed those present that this and the related permitted development rights application were not being made on the basis of affordable housing.

Closed Session

Graham Croucher asked Councillors to comment.

Lesley Gaskell said she would support this application as it is an improvement on the fallback option which is not in keeping with neighbouring properties.

Moray McGowan said given the level of immediate neighbour support for the application he would be in support.

Frank Barnard said it was a shame that there will be a loss of green space. Graham Croucher said the applicant indicates they will plant a native hedgerow.

Paul Rogers agreed it is a shame to lose the green space but that the fallback option is not in keeping with the existing properties in the vicinity and wider village. Also owners of neighbouring properties in Blacksmith's Lane are in support.

Graham Croucher reiterated SDC has said this will not set a precedent.

Lesley Gaskell proposed that the Parish Council support the application on the grounds that it provides an improved scheme that is more in keeping with the character of the village and surrounding properties as well as nearest neighbours being in support. Seconded by Paul Rogers. Unanimous.

It was agreed to draw the following to the case office's attention – increased footprint and proximity to water course. Clerk to inform SDC

Site meeting ended 6.50pm

21/22/168 Present: Frank Barnard, Graham Croucher, Moray McGowan and Paul Rogers

21/22/169 Apologies
Apologies were received from Lesley Gaskell having previously expressed an interest. Apologies were also received from Mrs Penny Jones.

21/22/170 Declarations of Interests
No other declarations of interests were expressed.

21/22/171 7.00pm Planning Application 43/22/00002 – New Lawn, Lawn Lane - Erection of detached garage, also erection of single storey front (South) extension

21/22/172 Also Present: Mr and Mrs Wall (applicants) and 5 villagers.

21/22/173 Open Session

Graham Croucher welcomed everyone to the meeting and explained the format of the meeting. Graham Croucher reminded those present to be respectful of others comments.

Jane Walker said that she felt the size of the garage would impact on the appearance of Lawn Lane which falls within the conservation area. The street scene will be spoilt. The proposals will make the area feel more built up.

Ben Ruffell said he agreed with the comments made by Jane Walker. He said the height and size of the garage would impact of the road view – the view of Little Lawns (from the East) and field view (from the West) would be impacted. The applicant confirmed the height of the garage at the apex would be 4m.

Jane Walker said that with a side length of 5.8m the garage would be visible from all windows on the front of her property.

Steve Plant said reference is made in the application to a heritage statement but it does not say who prepared the statement. He also said there was a discrepancy between the conservation area referred to in the statement and that on the SDC Local Plan. He echoed the comments made by Jane Walker and said that the full length windows on the converted garage would impact on his privacy.

Candy Wall said part of the garage will be in the conservation area. She also said the windows would not be full length – there will be one door and the window will be the same size as the existing bay window.

Candy Wall said they had taken on board the comments made at the previous site meeting and had liaised with their architect and SDC case officer and conservation officer to best accommodate and address neighbours concerns.

As requested by Mrs Jones, who was unable to attend the meeting, Councillors viewed the site from her property. Councillors also looked at the pegged out footprint of the proposed garage and viewed the site from other neighbouring properties.

Graham Croucher asked if the architect had taken into account the right to light and the 45 degree rule.

Ben Ruffell handed Councillors a list of criteria to consider when responding to a planning application.

21/22/174 Closed Session

Graham Croucher asked Councillors for comment.

Graham Croucher said that the 45 degree rule is standard planning guidance and that it should be fully investigated in relation to this application. He also said the open aspect of Lawn Lane will be altered.

21/22174 cont'd

Moray McGowan said it is an unusual single structure which will have an impact of nearest neighbours – particularly 4 Lawn Lane.

Paul Rogers agreed that the right to light needs to be investigated.

Frank Barnard said he shares concerns on the impact that the proposals will have on neighbours. He also said although the design is sympathetic to the locality it is large.

Paul Rogers said it is a hard decision – he sympathises with the applicants and understands their reasons for the application but questioned whether the garage needs to be so large as it will impact on neighbours and wonders whether there is a compromise to suit all parties.

Graham Croucher proposed that the Parish Council object to the application on the grounds that the proposed garage will have an adverse effect on nearest neighbours in particular 4 Lawn Lane. The Parish Council would like clarification on whether the 45 degree rule has been considered. Other observations to bring to the case officer's attention are that the size and scale of the proposed garage will impact on the open nature of the Lawn Lane and is contrary to the Shapwick Village Design Statement and that the footprint of the garage will fall within the conservation area. Seconded by Paul Rogers. Unanimous. Clerk to inform SDC.

21/22/175

Date of Next Meeting

Date of next PC meeting will be Tuesday 17th May 2022 in the Village Hall and will follow the Annual Parish Meeting.

There being no further business the meeting closed at 7.35pm.

Signed.....

Date.....