

MARKET LAVINGTON PARISH COUNCIL

Clerk: Mrs Carol Hackett, 23 Orchard Close, West Ashton. Wiltshire. BA14 6AU.

Tel: 01225 760372 or Email: marketlavpc@gmail.com

Minutes of the **Planning Committee Meeting** of the Parish Council
Held on Tuesday 20th February 2018 at 6.45pm in the Old School, Market Lavington

Councillors Present: Cllr Myhill (Chairman), Cllr White, Cllr Earley, Cllr Steele and Cllr Padfield.

In attendance: Wiltshire Cllr Gamble, 1 member of the public and Carol Hackett (Parish Clerk).

	AGENDA ITEM
17/18-319	Apologies for Absence There were none – all members present.
17/18-320	Declarations of Interest and Dispensations to Participate Cllr Steele declared a pecuniary interest in agenda/minute item 17/18-323ii. She remained in the meeting to answer any questions regarding the application, however took no part in the subsequent vote.
17/18-321	Minutes of Planning Committee meeting The minutes of the following Planning Committee meeting having been previously circulated to Councillors, were approved and signed as a correct record: a) 17th October 2017 (proposed Cllr White, seconded Cllr Earley)
17/18-322	Adjournment for Public Discussion (maximum of 5 minutes) The meeting was adjourned and resumed at 6.46pm.
17/18-323	Planning applications a) The Parish Council resolved to make comments on the planning applications received as listed below: i. 18/01196/FUL Land to the rear of 11 White Street, Market Lavington. SN10 4DP. Demolition of existing garages and erection of two houses with garages plus the provision of a passing space adjoining The Clays (amendment to 17/07414/FUL) – Objection (proposed Cllr Padfield seconded Cllr Myhill) The new application totally overlooks the main reason for the original refusal. The refusal states quite clearly that “The Clays is unsuitable to provide safe and suitable access to the development or to accommodate the additional vehicular movements associated with it”. Para 2.3 of the Design & Access Statement states that “the only means of access to this site is via The Clays”. Given that it has been firmly established that The Clays is completely unsuitable, the proposal remains contrary to Core Policies 61 and 57 (vi) of the Wiltshire Core Strategy and para 32 of the National Planning Policy Framework. Furthermore, we would again like to highlight the inaccurate description in Para 2.3 of the ‘Design & Access Statement’ which states that ‘The Clays is an unadopted road which serves a number of properties to the north and northeast of the site’. The Clays is not ‘an unadopted road’ it is a ‘bridleway’ – it is not open to all traffic, only to pedestrians, cyclists and horse riders. The traffic that currently use it may or may not have a right to do so, but any new development on this site certainly does not have such a right. There are a number of other misleading / inaccurate statements within the Design & Access Statement that we would also like to highlight: <ul style="list-style-type: none">• Paragraph 4.6 of the Design and Access Statement is somewhat misleading. Reference is made to a house almost immediately adjoining the site, built in 2013 fronting onto The Clays, implying that the location is comparable. What the statement fails to acknowledge and state however, is that access to this

MARKET LAVINGTON PARISH COUNCIL

Clerk: Mrs Carol Hackett, 23 Orchard Close, West Ashton. Wiltshire. BA14 6AU.

Tel: 01225 760372 or Email: marketlavpc@gmail.com

	<p>property is gained from the High Street, and it has no access to The Clays.</p> <ul style="list-style-type: none">• The site boundary is still shown in the Site & Location Plan and in Figure 1 of the Design & Access Statement as including a section of The Clays. This is inaccurate and risks giving the impression that it is an attempt to be misleading by implying that there is direct access to White Street, which is not the case. The correct boundary is more accurately shown by the Land Registry map in the Annex. <p>The provision of a passing space in this new application is an attempt to respond to one of the issues highlighted in the original application refusal. The reality is however, that this space would most likely be ineffective and, in the absence of a TRO to prevent parking (and the absence of CEOS to enforce it); the space would inevitably be used as an additional parking space, and would therefore not be available for its original purpose.</p> <p>Based on all this evidence, the Parish Council therefore considers that this amended application remains unsustainable, and unsuitable, and we would therefore respectfully request that it also be refused.</p> <ul style="list-style-type: none">ii. 18/00758/FUL 3 South Cliffe Road, Market Lavington. SN10 4BZ. Demolish existing conservatory and build single storey rear extension – No Objection (proposed Cllr Earley seconded Cllr Padfield)b) To receive and consider planning applications received after the issue of the agenda (<i>where the response time falls outside of the meeting schedule and an extension cannot be obtained</i>) There were none.
17/18-324	Any other Planning Matters There were none.
17/18-325	Closure of meeting There being no further business the meeting was closed at 7.05pm.