

# MARKET LAVINGTON PARISH COUNCIL

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

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Minutes of the **Planning Committee Meeting** of the Parish Council  
**Held on Tuesday 19th February 2019 at 6.45pm in the Old School, Market Lavington**

**Councillors Present:** Cllr Myhill (Chairman), Cllr Earley, Cllr Turner-Scott (arrived at 6.47pm), Cllr White, Cllr Steele and Cllr Padfield.

**In attendance:** 8 members of the public (4 arrived for start of the meeting, 1 at 6.55pm, 1 at 6.57pm, 1 at 6.58pm and 1 at 7.05pm) and Carol Hackett (Parish Clerk).

	<b>AGENDA ITEM</b>
18/19-310	<b>Apologies for Absence</b> None – all members present.
18/19-311	<b>Declarations of Interest and Dispensations to Participate</b> There were none.
18/19-312	<b>Minutes of Council Planning Committee meeting</b> The minutes of the Planning Committee meeting held on 15 <sup>th</sup> January 2019 having been previously circulated to Councillors, were approved and signed as a correct record (proposed Cllr Earley, seconded Cllr Padfield).
18/19-313	<b>Adjournment for Public Discussion (maximum of 5 minutes)</b> The meeting was adjourned at 6.46pm and resumed at 6.55pm.
18/19-314	<b>Planning applications</b> a) The Parish Council resolved to make comments on the planning application received as listed below: i. 19/00777/FUL Glydene, 8 Fiddington Hill, Market Lavington. SN10 4BU. Construction of one bungalow and one pair of semi-detached houses with associated siteworks with access from Ridgeway Close – Objection – Proposed Cllr Myhill seconded Cllr Turner-Scott.  <b>Objection:</b> Although in principle it may appear possible to develop this site, there are key environmental issues which need to be investigated further before any planning application can be considered. In addition to this, there are specific design and access issues concerning this application that the Parish Council objects to. <b>Environmental / conservation issues:</b> This piece of land has been untouched for a considerable number of years. There is local evidence of bats roosting in the old building at the bottom of the site, and it is very possible that there are other rare creatures, and plants currently using this area as a natural habitat. It is therefore imperative that a full ecological survey of the site is undertaken before any development can be considered. <b>Access / highway safety issues:</b> The proposed access to the site is extremely narrow, and it is questionable whether it is sufficiently wide enough to allow access for emergency vehicles, refuse Lorries and delivery vehicles etc. Although six parking spaces have been provided for the three proposed properties, there is no provision, or indeed space, within the development site, for visitor parking, or any additional residents parking that may be required, which will inevitably mean it will need to be accommodated elsewhere within the area. This area however, like many other areas in Market Lavington, already suffers severely with insufficient parking availability, and there is no capacity for any additional use. The creation of the access to the site from Ridgeway Close, will result in the loss of parking areas currently used by numbers 12 and 14 Ridgeway Close, which will further exacerbate the unsustainable problem with parking in the area. <b>Design issues:</b> The proposed site is a narrow strip of land, in an elevated position above several of the properties in the Paddock. This will have an unacceptable overbearing impact and loss of outlook, particularly for the occupiers of 4 and 6 The Paddock. Additionally, contrary to the claim made in the design statement, the development is not in keeping with the surrounding properties, as there are no other bungalows in the vicinity. In summary, this attempt to propose a development of three

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	<p>properties on such a narrow strip of land represents a clear over-development of the site, which will have an unacceptable negative impact on the neighbouring area.</p> <p>ii. 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>)</p> <p>There were none.</p>
18/19-315	<p><b>Any other Planning Matters</b></p> <p>There were none.</p>
18/19-316	<p><b>Closure of meeting</b></p> <p>There being no further business the meeting was closed at 7.06pm.</p>