

Ashton Keynes Parish Council

Minutes for Planning Committee Meeting held on 19 February 2018

Invited attendees: Cllrs E Tidmarsh; S Crawford; A Tindall; D Wingrove

In attendance: The clerk

- **Apologies for absence**
Apologies for absence accepted by the committee were received from Cllr Cooper.
- **Declarations of Interest in items on the Agenda**
There were no declarations of interest
- **Approve Minutes from 29 January 2018**
The minutes were approved and signed.
- **Applications sent by Wiltshire Council for Observations:**
 - Application: 18/00173/FUL
Proposal: Retrospective application for the installation of an Air-Source Heat Pump and condenser
Address: Plough House, Back Street
Decision: No objections
 - Application: 18/00808/LBC
Proposal: Replacement of five windows to front elevation
Address: 6 Dairy Farm, Gosditch
Decision: having been informed by the applicant that the case officer has requested amendments, the decision on this application has been deferred.
 - Application: 18/00810/TCA
Proposal: 30% crown reduction to 2 Maple trees (T1 & T2)
Address: 1a Rixon Gate
Decision: No objection
 - Application: 18/00812/TCA
Proposal: 30% crown reduction to Horse Chestnut
Address: Old Manor Farm, North End
Decision: No objection
 - Application: 17/12403/FUL
Proposal: Erection of two bedroom holiday cottage with mostly natural stone elevations and a natural slate roof above
Address: Land at Kent End, Back Street

Decision: OBJECTS to this application as it at variance with the Neighbourhood Plan in the following respects:-

- 1) The style and proportions of the proposed development will degrade the unique local character of the area around Kent End – which is against Neighbourhood Plan Policy HCP1. This location has a number of properties of high architectural merit which taken together create a special area within the village. This development will also dominate the access road to an ancient scheduled monument (Ashton Keynes Castle). Particular issues are the developments location, its unusual proportions with respect to height and width and the extremely small plot it is being located on.
- 2) Furthermore, the proposal to build a new holiday home in Ashton Keynes is at variance with the housing objectives of the Neighbourhood Plan. The principal Housing Objective in the plan, as shown in Section 3.1 is: "To enable local people to stay in the parish throughout their lifetime by ensuring housing is available as their needs change." This is expanded upon in Paragraph 3.2.1.3 which states that: "The Village needs smaller homes for elderly villagers

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wishing to downsize and remain in the Village." The plot would be better suited to a well-planned property designed specifically to meet this need.

- **Applications determined, approved with conditions**

- None received

- **Applications determined, no objections**

- Application: 18/00253/TCA
Proposal: Fell 2 Leylandii and Reduce Height of Leylandii Hedge by 50%
Address: Land at Park Place

- **Applications undetermined**

- Application: 17/09713/VAR (*target decision date 26 February 2018*)
Proposal: Variation of conditions 2 & 9 of 16/08632/FUL relating to approved plans and the positioning of roof light windows and window configuration the addition of an air source heat pump and amendments to garage doors.
Address: The Rick Yard, High Road
- Application: 17/11422/LBC (*target decision date 26 February 2018*)
Proposal: Erection of detached single storey dwelling on land to the rear of River House incorporating land currently in use as hardsurface tennis court to adjoining property The Stables and minor alterations to existing garage structure forming part of Listed riverside wall (resubmission of (16/09189/LBC) application
Address: The Rick Yard, High Road
- Application: 17/12550/FUL (*target decision date 22 February 2018*)
Proposal: Re-positioning of vehicle access
Address: Land at Manor Farm, North End
- Application: 17/12363/FUL (*target decision date 27 February 2018*)
Proposal: Erection of a flat roof single storey rear extension
Address: Cleveland House, Back Street

It was noted that this application has been "approved with conditions".

- Application: 18/00309/FUL (*target decision date 8 March 2018*)
Proposal: Four centre-pivot Velux roof windows to be added to Yew Tree House
Address: Yew Tree House, The Derry
- Application: 18/00417/TCA (*target decision date 26 February 2018*)
Proposal: Fell 1 Dawn Redwood (T1) and 1 Ornamental Conifer (T2)
Address: 14B Fore Street
- Application: 18/00438/TCA (*target decision date 26 February 2018*)
Proposal: 30% Crown Reduction to Acacia
Address: 7 Thames View

It was noted this application has been approved with no objections

- Application: 18/00585/TCA (*target decision date 21 February 2018*)
Proposal: Remove Dead Stem from Prunus, and 1 Stem from Crab Apple Tree.
Crown Raise Thuja to 4 Metres from Ground Level.
Address: 14 Church Walk

It was noted this application has been approved with no objections

- Application: 18/00600/TCA (*target decision date 21 February 2018*)
Proposal: 30% Crown Reduction to 1 Ash Tree and 2 Horse Chestnut Trees
Address: Playing Field at The Lotts

It was noted this application has been approved with no objection

- **Date of next meeting** – 5 March 2018

Meeting closed at 19:59

Signed.....
Chairman of the Committee

Date.....