

Meeting of Lacock Parish Council Meeting on 8 February 2021

Planning Applications Report

20/11158/FUL Timber frame garden enclosure replacement of temporary marquee - The Bell, Bowden Hill, Lacock.

No objection.

20/11654/REM Submission of Reserved Matters for Appearance, Landscaping, Layout and Scale for 120 dwellings, Showell Nurseries, Showell.

Whilst the proposed details appear to be in general conformity with the outline planning permission I feel there are two concerns. It is not clear that the proposed pedestrian link in the northeastern part of the proposed layout to the Rowden Park development shown in the outline planning permission is retained. It is imperative that this link remains to provide a link between the Showell Nurseries site and the adjoining proposed development areas.

Mike in his AoR report has raised the fact that RoWs run north from Lackham's drive to Rowden. Of concern is that the Design and Access Statement would appear to give no assurance on the continuation of these RoWs. Whilst acknowledging that the proposed Riverside Park could provide new north to south links there is no guarantee this might happen. It would therefore seem that the best way forward for the Parish Council is to raise an **objection** on this and the other grounds raised in this report.

Secondly it is not readily clear that sufficient protection is afforded to existing vegetation. A tree protection plan previously requested has not been provided. In saying this I am dismayed at the way developers on the Showell employment site, adjacent to the A350, have decimated the site by removing vast amounts of existing vegetation. Wiltshire Council should be encouraged to pay more attention to the preservation of existing vegetation and should require new housing developments to have tree lined streets. Such a stance is now being encouraged in the latest draft of the National Planning Policy Framework (NPPF) issued by the Government.

20/11361/FUL Demolition of existing porch and lean-to extension and creation of new entrance lobby. New two storey side extension following demolition of conservatory. Replacement of existing greenhouse structure with new outbuilding, Bowden Cottage, 17 Bowden Hill.

There are essentially 3 elements to these proposals. I can see no objection to the proposed office, replacing the greenhouse, nor to the proposed development to the south of the house, replacing the conservatory. However, I would question the compatibility of the proposed new entrance lobby with the existing design of the house.

Views of others are welcomed on this.

20/11636/FUL Construction of storage building (B8) and associated works - Whitehall Farm, Reybridge, Lacock.

The proposed building will enable the removal of containers on the site which are used for storage purposes. This would make for a more efficient operation as well as improving the overall appearance of the site. The new building would be used to support the growth of the existing vineyard as well as for use in connection with the online business from the garden centre.

Mike has raised that an existing RoW LACO14 shown to pass through the farm is blocked and has requested that in responding to Wiltshire Council we should request that safeguards to protect and enhance the RoW should be required.

No objection, subject to Mike's comments.

20/11602/FUL Proposed extension to Building E to house new poaching line - Stonegate Farm, Corsham Road, Lacock

The proposed development involves the construction of a 40m long x 5m wide extension on the eastern side of Building E. The land is presently used for air handling units. The proposed development is not expected to generate any additional vehicle movements above those already noted in "previous planning applications/approvals."

No objection.

20/09594/FUL Proposed double garage with storage space at first floor level. New landscaping of existing gardens to provide dropped access to gravel drive fronting proposed Garage and additional 3no.open parking spaces - 7 & 8-9 Nethercote Hill, Lacock.

A new consultant has been appointed to respond to the consultation responses and objections to the above planning application.

In response to a number of objections the proposed garage is to be reduced in height by 1m.

It is also noted that the new consultant justifies having two driveways and the requested number of parking spaces as they are to serve the adjoining property which is "2 separate properties No.7 and No.8-9" This at odds with a statement made by the previous consultant who stated "Formerly, the property was two separate dwellings having been converted into a single residential unit" And for the avoidance of doubt this statement is repeated in a later section of the Design and Access Statement. Hence why objections were lodged to the large number of parking spaces.

The response of the Parish Council will need to be resolved at the meeting.

21/00440/VAR Removal of Condition 1 of Planning Permission 71.QR.509 Relating to Agricultural Occupancy of Property. 1 Orchard Cottage, Notton.

This relates to a planning permission granted in 1971.

No objection

