

Meeting of Lacock Parish Council on 10 January 2022 Planning Applications Report

PL/2021/10485 & PL/2021/11377 Listed Building

Proposed renovation of existing habitable outbuilding to form self contained 2 bedroom annex - Cuckoo Bush Farm, Reybridge

This appears to be a well researched and thought out project. The proposed redevelopment and use of the existing building would appear to create a sympathetically designed modification. In fact it could be said the proposed changes bring about an enhancement to the building unless one is against any form of change.

However, the one thing that is not explained in the applications is the reason and justification for the proposed development. As there is no separate access or parking space allocated to the proposed annex one must assume the annex is for the sole use and ancillary to the main residential accommodation of the main farmhouse building.

Were the Parish Council minded to support this proposal then it is recommended that Wiltshire Council be requested to impose a planning condition on any planning permission requiring that the use of the annex be solely ancillary to the residential use of the main farmhouse and for no other purpose.

PL/2021/11188

Proposed landscaping to create parking and turning area - The Old Mill, Reybridge

I can see no objection in principle to the proposed creation of an enlarged parking and turning area, however, it involves a major engineering operation to create a suspended structure over the mill pond. It is for others to comment on the feasibility, desirability and implications of undertaking such a development.

Comments invited.

PL/2021/11864

Demolition of existing rear conservatory. New rear kitchen extension to main house with external alterations to the existing rear annex. New garden kitchen outbuilding. Pitstruan, Corsham Road, Lacock

No comments

20/02326/REM

Application (Following Outline Application 14/12118/OUT) for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for the erection of 192 Dwellings (Phases 3a and 3b) Public Open Space, Play Space and Associated Infrastructure and Landscaping

A plethora of information has been submitted with this application making it one mainly for the respective specialist consultees to consider. So in commenting on it I am confining my main observation to a past criticism of the design details which still seems relevant.

The description of the development by the developers is that they are proposing to create a "Garden Village." Previous critics have said that they can see no evidence of this in the layout proposed as it is an urbanised development. I can concur with this view and what is more concerning is that this latest layout proposes 192 dwellings whereas the previous criticised layout had 177 dwellings. I can not easily find an explanation as to why it is now proposed to build an additional 15 dwellings on an already overdeveloped site.

Another criticism is that there is not enough greenery on the site. The Government has announced that in new developments more emphasis should be placed on tree planting. Whilst, as I understand it, this is not enshrined in planning law yet, it has to be something that planning authorities should be pressing for in the design of new housing developments.

On balance I would raise an objection to the submission on the ground that the number of dwellings proposed on the site will result in the overdevelopment of the site and the creation of an urbanised development lacking in planted areas characterising a garden village .

PL/2021/11916

Alterations and conversion of former farm buildings to provide 4 no. holiday let properties, Whitehall Farm, Reybridge, Lacock

From a planning perspective I can see merit and concur with the planning arguments made in support of the proposal in the letter from lpc consultants. It should also be noted that these self contained units provide accommodation for visitors, replacing B&B accommodation which used to be provided in the farmhouse. However, there is an area of concern. It would appear that the area earmarked for car parking in the courtyard contained by the holiday lets is inadequate. The provision of 14 spaces in that area would result in overly tight spaces and a highly congested car parking arrangement.

Comments invited.