

Meeting of Lacock Parish Council on 8 November 2021

Planning Applications Report

PL/2021/09815

Rebuilding of buildings D and E - Griffin Farm, Bowden Hill, Lacock

To quote the agent acting for the applicants, this planning application seeks to do nothing more than to improve the design quality of buildings D & E and make them compatible to the design of Units A & B. I can therefore see no reason to object to the proposed change.

However, an issue has been drawn to my attention which would appear to have a bearing on the redevelopment of the Griffin Farm site. As I understand it the owners of the Griffin Farm site have embarked upon a major overhaul of the sewerage system on the site to cater for the increased employment use once all the buildings have been developed and occupied. I must confess I do not know the details of the new system. But it seems a major problem still exists. Effluent is still flowing off the site onto the Common. So could it be that the new system has not dealt with effluent arising from the original septic tank/system or is it arising from another source on the site? Whatever the source it is a pungent effluent that needs dealing with.

A fuller explanation of this is provided by Peter Glen in his email attached at the end of this report.

In the light of the above, I recommend that the Parish Council **OBJECTS** to this planning application, or if Wiltshire Council is minded not to refuse it that it imposes a condition on any planning permission requiring that the buildings should not be occupied until a scheme for resolving the sewage problem has been submitted to Wiltshire Council, approved and implemented.

PL/2021/09889

Proposed works to trees in conservation area - St Cyriacs Church, Church Street, Lacock

No comments

PL/2021/10244

Proposed works to trees in a conservation area - Bowden Park Estate, Bowden Hill, Lacock

No comments.

PL/2021/08737

Erection of new dwelling (outline application with all matters reserved) - Rear of Monks Way, Corsham Road, Lacock

You may recall at the last Parish Council meeting when this planning application was considered no objection was raised to the proposed new dwelling but an overriding objection was lodged to a proposed access directly from the Whitehall Garden Centre

site. This amendment to the planning application removes the previously proposed access arrangements and replaces them with a new proposed access from Rosemary Lane.

The Parish Council has been notified of an objection from a local resident to the proposed change in the access arrangement. The reason being that it is alleged the proposal will result in more traffic onto Rosemary lane which is used by pedestrians and horses.

This proposal would result in a third access being created onto Rosemary Lane, the others being from Meadow View (as I understand it, Meadow View is the existing house on Rosemary Lane and not as shown on the Location Plan in this planning application) and the bungalow immediately opposite. I have visited the site on several occasions and I can see no reason how the creation and use of the proposed access would significantly change vehicular usage on Rosemary Lane. I consider that the proposed new access is preferable to those previously proposed. As a consequence I consider that there is no justification for the Parish Council to maintain its objection.

No objection.

Email from Peter Glen to John Boldon re: the Griffin Farm Site Planning Application, 6/11/21

Hi John

Comments on the third Planning Application for the redevelopment of the Griffin Farm site, on the agenda for the LPC meeting on Monday 9th November. You will recall the issue with the upper common, regarding sewage and flooding, which came before the LPC in February 2020. The image below shows the sewage problem on the common in 2019. Image taken 16 December 2019.



Following a meeting on 20/02/2020 when Chris Doel and I met with Damaris Broad, Environmental Health Officer together with Richard Williams, Drainage Engineer. I will copy to you separately their emails relating to this issue at that time.

On the 5/11/2021 while walking up Lana's I noticed a Baldwin excavator, (the contractor working on the Griffin Farm site) operating on the upper common next to what was the Walled Garden of Bowden Hill House. It appeared to be excavating in the area of common in the image dated 19/12/2019, this was confirmed by the operator of the excavator, who had been engaged by the walled garden property owner to replace its original sewage system.

The excavator operator also confirmed that he had found the, 6” diameter drainage pipe from the Griffin Farm site running down the side of the wall and the drainage pipe from the private property which was connected to it. He also confirmed that the pipe was blocked! Obviously, very likely to be the cause of the build up of effluent on the common at this point, over many years.

Extensive replacement works to the sewage system have been undertaken on the Griffin Farm site following its change of ownership. It would appear however that up until 5/11/2021 no works, or upgrading has been carried out on drainage pipe from the original septic tank for the Griffin Farm site. This pipe is directed into the ditch that was the subject of concern by WC Drainage Officer, who recommended that the ditch would, “benefit from some attention”, digging out!

You will recall that the LPC were requested by WC to contact the landowners in advance of any Environment activity, to deal with this issue and the flooding. This was carried out by the Clerk writing to the landowners on two occasions before referring the matter to WC, who would take issue forward, which could end in legal action to carry out the works recommended. It would appear that this process is ongoing, or has been overlooked, as none of the recommendations of the WC Drainage Engineer, sewage or flooding have been carried out!

Clearly with the submission of a third application for the redevelopment of the site, this sewage drainage issue from it onto the common, is only going to increase if it is not dealt with, and must be rectified to the satisfaction of WC and the NT, before any further development of the Griffin Farm site is granted by WC.

Images of the situation on the 5/11/2021







