

## **Meeting of Lacock Parish Council on 20 June 2022**

### **Planning Applications Report**

#### **PL/2022/03751 & 03570**

#### **Proposed extension, construction of detached double garage and associated works - Front Lodge, Lacock**

The lodge was until August 2021 owned by Lackham College when it was sold and is now in private ownership. At the time of its sale it was evidently in a poor state of repair. The new owners have embarked upon a plan of improvement including the recent completion of the rethatching of the roof.

In summary, the application seeks consent for the following proposed works:

- removal of existing boiler room
- construction of a rear/side extension half single storey and half two storey to provide a utility room, hallway, kitchen and sitting room with stairs to a third bedroom and ensuite at first floor;
- creation of a garden terrace/patio;
- removal of the existing garden sheds and replacement with a double garage; and log store;
- creation of parking spaces for two cars;
- removal of certain trees; and
- relocation of existing electric power cables.

The proposed extension would be sunk below ground level so that a large part of the extension would not be readily visible from the main approach to the lodge.

It seems to me that the proposed design is imaginative and very well thought out and with the careful selection of materials, which are in keeping with those used in the existing lodge, provides an opportunity for the poorly maintained host building to be brought into beneficial use in an aesthetically pleasing manner.

No objection.

#### **PL/2022/03637 & 03757**

#### **Replacement windows - Thatch Cottage, Folly Lane, Lacock**

No objection

#### **PL/2022/03899**

#### **Proposed works to trees in a conservation area - St Cyriacs Church, Church Street, Lacock.**

No comments.

**PL/2022/03763**

**Proposed new landscaping of existing gardens fronting Nethercote Hill to provide 1no. open parking space with dropped access as necessary provision for the private dwelling and within the ground of 8-9 Nethercote Hill, Lacock.**

Members will be aware of the planning history on this site. For this reason I leave consideration to this proposed development for debate at the meeting.

**PL/20/02326/REM**

**Reserved matters (appearance, landscaping, layout and scale) for the erection of 192 dwellings - Rowden Park, Patterdown Road, Chippenham.**

When matters relating to this proposed development were considered by the Parish Council in April 2020 concern was raised that no assurance was given on the continuation of certain rights of way, namely LACO9, LACO 39 and LACO16 through the proposed development site.

It needs to be considered whether the Parish Council's concern has been addressed in this submission. **(Simon would welcome your comments)**

**PL/2022/04137**

**Renovations and alterations to existing commercial building - Griffin Farm, Bowden Hill, Lacock**

This proposal relates to the first building on the left as you enter the site. It is of poor design and could benefit from improvement.

It is of interest to note that a previous application for the complete redevelopment of this building earlier this year was permitted, but Wiltshire Council did not accept that the proposed Class E use of the existing building had been established. Consequently in granting planning permission it restricted the use of the proposed new building. The applicants did not accept the new restricted use and is appealing that condition.

Returning to the present application, it proposes an improvement to the external appearance of this building and no longer relates to the redevelopment of the whole building. It is not dissimilar in principle to that which was previously permitted, except it retains the structure of the existing building.

No objection.