

# *KILMINGTON PARISH COUNCIL*

*Parish Clerk – Mrs. L. C. Wood*

**Minutes of an extra Parish Council meeting held on Tuesday, 29<sup>th</sup> August 2017 at 7.30 p.m. at Whitesheet CE Primary Academy**

**Present:** Councillors G. Cotton (Chairman), Mrs. E. Hames (Vice-Chairman), M. Curtis, R. Flower, I. Meeker & C. Reeves.

Also: Mrs. C. Lissack & Lucy Lissack, Matt Williams from Brimble Lea & Partners, Mrs. S. Pelham, Mr. M. Drummond-Smith + Wiltshire Cllr. George Jeans.

## **Meeting convened at 7.35 p.m. with Public Session**

*This provides an opportunity for members of the public to raise questions about and comment on items on the agenda. The Chairman will re-convene the Parish Council meeting after the public session (please note that members of the public are no longer permitted to speak unless invited to do so by the Chairman).*

Mrs. Lissack said that she welcomed the opportunity to answer any questions about her planning application. She said she was not a developer and wanted to live in the area where she and her grown-up children felt comfortable. Mr. Reeves asked why the building was clad as he felt that this possibly did not fit in with the surrounding environment. Mrs. Lissack said that the existing building had no insulation properties and that this was one technical solution. Mr. Williams said that the use of cladding had been viewed as an opportunity to improve the character of the building and that they had felt it was the most appropriate technical option. He said that they had tried to avoid the use of brick because they did not see it as the best solution and it may be difficult to try and get a match. Mr. Meeker said that greensand and red brick are the most common materials in the area and he also expressed his surprise that the AONB partnership had not commented on this application. Lucy Lissack suggested that if the cladding was an issue, as far as the Parish Council was concerned, it may be a solution to clad the back and sides of the property by leave the front, which is visible from the road, in red brick. Mrs. Hames said that she would prefer partial cladding. Mr. Drummond-Smith said that he was the closest neighbour and could not actually see Mrs. Lissack's house because it was well screened. He said that he looked out at new agricultural buildings which were timber clad and could not see how cladding was viewed as 'out of keeping'. He said that the village of Kilmingtion was a working village and felt that councillors were being slightly pedantic. Mr. Williams was asked if they had received pre-app advice from the Planning Officers and replied that they had not sought formal pre-app advice, just informal when they applied for the access. He pointed out that there were letters of support with the application and no letters of objection. Mr. Flower said that he was concerned at the overall height of the building because the floor level was not the ground level. Mrs. Hames said that she was not happy about the building being extended to this extent and felt that it was more than twice the size. Mr. Reeves said that he thought there was a limit as to how much you could extend a property. Mr. Williams replied that there was no actual percentage limit in in any local policy or national policy on size of extensions. In Green Belt there are limits but this is not Green Belt.

**Apologies for absence – none received.**

## **22. To receive any declarations of interest from Members and to consider requests for new DPI dispensations.**

*Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Kilmingtion Parish Council Code of Conduct for Members and by the Localism Act 2011.*

- None received

## **23. Planning**

(All applications can be viewed on Wiltshire Council's website

<http://www.wiltshire.gov.uk/environmentandplanning/planninganddevelopment/planningapplicationssearchonline/planningsearch.htm> – and type in the relevant application number)

Application No: 17/06736/FUL  
Application for: Full Planning  
Proposal: Extension and alterations.  
Site address: Great Ground, Kilmington Common, Kilmington BA12 6QU

The Chairman said that he was not sure that the Parish Council could justify commenting on the size of the extension given that the property is not very visible from any public space. He said he would like to say we could give the same consideration to the cladding but wondered whether the council felt they wanted to add conditions such as 'not for the whole of the building'. The Clerk informed members that the Parish Council was considering the planning application in front of them and whilst it was acceptable to approve a planning application with conditions, those conditions should only relate to minor issues. Cllr. Flower said he thought it would look better if the top half, from the verandah roof, was cladding but added that it didn't really affect anyone so he could not see why it shouldn't be approved. Cllr. Reeves said that whilst he had concerns about the size and the cladding he accepted the fact that the application did not really interfere with anyone and would be happy to support it. Cllr. Curtis said he had no objection and would be happy if the Parish Council were to approve the application. Cllr. Mrs. Hames said that she was not happy with the planning application and the size of the extension was as much of a concern to her as the cladding. Cllr. Meeker said that he objected to the application on grounds of the cladding and the size of the extension. RESOLVED to recommend approval of the planning application on proposal made by Cllr. Flower, seconded by Cllr. Reeves and carried with a vote of 4 in favour, 1 against and 1 abstention.

Application No: 17/07080/CLE  
Application for: Certificate of Lawfulness  
Proposal: Application for lawful development certificate for conversion and extension of former farm building to form domestic garage and store  
Site address: Dairy House, Norton Ferris BA12 7HT

The Clerk read out the accompanying letter from Wiltshire Council: 'With applications for Certificates of Lawfulness the critical consideration is whether or not the development is 'lawful' and consequently immune from enforcement action by the local planning authority. Lawfulness may be achieved if, in the case of operational development, the development has existed for a continuous period in excess of four years prior to the date of the application; and in the case of development involving a change of use, the development has existed for a continuous period in excess of ten years prior to the date of the application. In all cases the onus is on the applicant to provide the evidence to demonstrate the existence of the development. In notifying you of the application the local planning authority, therefore, seeks your knowledge (if any) on the existence of the development for the given periods. Should you decide to respond then you should concentrate on facts relevant to this, supported by any evidence that you may have (such as dated photographs, related correspondence, etc.). The merits of the development (for example, the impact on the appearance of the area or the impact on road safety) are not relevant to an application for a Certificate of Lawfulness. When viewing the documents submitted with this application, please check question 9 on the application form to see what grounds the certificate is sought. If you have any evidence to either support or refute these grounds, please send your views in writing to me by 07 September 2017.' The Clerk confirmed that the Grounds for this particular application were that the building works were substantially completed more than four years before the date of the application. Cllr. Curtis confirmed this to be the case and said that the building was originally a cart shed. Members were happy to support the grounds.

Cllr. Meeker said that he would like parking by playing field to be raised on next agenda.

*Members are reminded that the Parish Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime and Disorder, Health & Safety and Human Rights.*