

Parish Clerk - Mrs. L. C. Wood

Minutes of a meeting of the Parish Council held on Wednesday, 15th April 2009 at 7.30 p.m. in the Andy Young Pavilion, Springfield Road, Mere.

Present: Councillors R. Coward (Chairman), P. Coward, R. Hill, E. Mitchell, R. Sims, S. Squires, Mrs. L. Traves & Mrs. M. White.

Meeting convened at 7.35 p.m.

Public Session

Lorna McGregor from The Old Smithy at Southbrook distributed copies of her presentation in objection to the planning application for four dwellings at Southbrook. Ms. McGregor explained that the plans were incomplete and did not show her extension and that the Unit No. 4 would be very close to her boundary fence. Also the roof line of the proposed car ports directly to the north of The Old Smithy will be above the only one rear window of her property and will considerably block any light that comes into the rear of The Old Smithy. Ms McGregor felt that the development was not in keeping with houses in Southbrook and expressed concern relating to the adequacy of the capacity for sewage and drainage, worrying that her land may become flooded.

Mrs. Mary Siderfin from Shearstone, Southbrook felt that the site was completely at variance with surrounding dwellings and she stressed that the lane has no turning places, road is used by horse riders, dog walkers and has no pavement. From a personal view, the new development would completely overlook their bungalow and garden which would invade their privacy. Mrs. Siderfin felt that if one or two houses were built on the existing line of dwellings, facing the lane, then it might be considered preferable to the present proposals as it would be more acceptable as infill.

Mr. Dormer of March House, Southbrook presented his objection and said that the development would have a negative impact on their property. The proposal of a terrace of 3 units, running in East West facing aspect, would block sunlight, overlook and intrude on their privacy. Mr. Dormer felt that the proposals were not sympathetic to the character of the area and he said that the lane was not suitable for extra traffic.

Mrs. Proctor from Linden Lea, Southbrook said that it is mentioned in the design statement that the 30mph restriction is to be moved further along the lane and she was worried that the Housing Policy Boundary would therefore be moved further along the lane.

Mrs. Susan Birch felt that the lane was inappropriate for all the heavy vehicles that would be necessary in order to build this development.

Apologies for absence received from Councillor M. Hall.

263. Declarations of Interest

None received

264. Planning

a) Applications: (All applications can be viewed on SDC's website www.salisbury.gov.uk/planning – application search – and type in the relevant number)

S/2009/458/FULL – FULL PLANNING – CLOSE OFF EXISTING ACCESS, FORMATION OF NEW VEHICULAR ACCESS AND EERECTION OF FOUR DWELLINGS AND ASSOCIATED GARAGE, CARPORTS, PARKING AND TURNING AREA.

NEWMEAD, SOUTHBROOK, MERE.

Cllr. Mrs. Traves felt that members of the public had spoken very eloquently regarding this development and was worried that, if it was allowed, where would it stop. She expressed concern regarding the narrowness of the lane and felt that the Parish Council should draw attention to the fact that the plans were incomplete.

Cllr. Mrs. White said that she had huge sympathy for The Old Smithy which would suddenly become surrounded on all sides. Cllr Mrs. White felt that this application resulted in overdevelopment and said that four properties, garages and carports would result in an awful lot of vehicle movements along such a narrow road.

Cllr. P. Coward felt that the car ports at the rear of The Old Smithy were too high.

Cllr. Hill felt that the Parish Council did not have much, in the way of sound planning reasons, to justify objecting to this planning application. He said that he sympathized greatly with residents living around the site but he was aware that there had been recent infilling resulting in properties being much closer together. Cllr. Hill did think, however, that the lane was inadequate.

Cllr. Mrs. White felt there were valid reasons why this development was not appropriate and said that even though the Parish Council would probably be overruled, this was no reason not to object.

Cllr. Mitchell felt that the Parish Council was likely to achieve more positive results if it approved the application with certain conditions rather than to object with no sound planning reasons and let the planning authority approve it. Cllr. Mitchell said that there was no common house style in the area which consisted of brick houses, stone bungalows and tiled houses. He therefore proposed that the application be recommended for approval with the following conditions/concerns:

Condition:

1. Removal of the car ports directly to the north of The Old Smithy and replace them with an open parking area. Reason: The close proximity and roof height of the car ports will cause an intrusion and reduce the level of daylight entering into the only rear north-facing window of The Old Smithy.

Concerns:

1. The Parish Council has long been perturbed about the general condition of the highway from Southbrook to Limpers Hill and has been asking for surface improvements to be made for many years. The Parish Council is concerned that construction vehicles, necessary to create this development, may cause further damage to the road which will become a hazard for other road users and residents of the area. Members also feel that the width of the road between Southbrook and Limpers Hill, being a single , narrow, country lane is unsuitable for construction vehicles.
2. The Parish Council has concerns relating to the fact that ground water levels are close to the surface and flooding occurs after heavy rain in this area. Members are therefore anxious that this development may cause additional surface water flooding.

Proposal seconded by Cllr. P. Coward and carried with a vote of 5 for, 1 against (Cllr. Mrs. Traves) and 1 abstentions (Cllr. Mrs. White).

Exclusion of the Press & Public

It was resolved that under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, as amended by S100 of the Local Government Act 1972, to exclude the press and public for the remaining items of the agenda and the minutes for the remainder of this meeting would not be available to the press and public since it would represent a disclosure of personal information involving staff.