

Mere Town Council

TOWN CLERK - MRS. L. C. WOOD

Minutes of a meeting of the Town Council held on Monday, 13th August 2018 at 7.30 p.m. in The Andy Young Pavilion, Springfield Road, Mere, BA12 6EW

Present: Councillors J. Jordan (Chairman), Mrs. K. Symonds (Vice-Chairman), A. Colman, R. Coward, C. Hazzard, A. Mead, E. Mitchell, R. Sims & Mrs. L. Traves.

Also 2 members of public.

Public Session

The Chairman will convene the Town 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).

Mr. Philip Sheldon spoke regarding the amended planning application for a garage at 2 Duchy Cottages (Application 18/04913/FUL (AMENDED)) and said that the garage had not changed in size but had instead been sunk into the ground a little bit. He said that this would ease the height issue slightly but it was still going to be a big structure because the garage backs onto his garden and would now be sunk into the ground, it would give the appearance that the windows at the rear are overlooking his garden, despite the fact that they will be above head height from inside. Mr. Sheldon also said that he was worried about drainage issues for the garage.

Mrs. Traves reported a pot hole in Castle Hill Lane.

Mr. Clive Hazzard said that as a Town Councillor, he would be declaring a personal interest in planning application 17/12510/FUL (Amended) and explained that he no longer owned this property but did own property nearby. As he would not be able to speak in the Council meeting and although he had no objections to the planning application, he just wanted to point out that the 5 parking spaces shown on the east side of the application will be belonging to his own cottages and not the proposed new dwellings. He also pointed out that when he had submitted plans for this site some time ago, he was required to submit details plans and drawings for surface water drainage and as there were no such plans with this application, he was concerned that surface water did not all run down into his cottages at the eastern side of the site.

Apologies for absence received from Cllrs. Mrs. J. Hurd, G. Ings, G. Jeans & B. Norris

179. To receive 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 Mere Town Council Code of Conduct for Members and by the Localism Act 2011.

- Cllr. Hazzard declared a personal interest in Planning Application 17/12510/FUL (AMENDED)
- Cllr. Mitchell declared a pecuniary interest in Minute No. 181, Payments – (recipient)
- Mrs. Lindsey Wood, Town Clerk, declared a personal interest in planning application 18/04913/FUL (AMENDED) (as an officer of the Town Council and not an elected member the town clerk is not required to declare an interest but wished to do so as a matter of good practice as this planning application had been submitted by a neighbour)

180. Planning

a) Applications: (All applications can be viewed on Wiltshire Council's website

<http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx> – and type in the relevant application number)

Application Ref: 17/12510/FUL (AMENDED)
Application for: Full Planning
Proposal: Demolition of outbuildings, provision of altered vehicular and pedestrian access and erection of 4 dwellings and garages (alteration to planning permission 14/04328/FUL)
At: The Yard, New Cut, Mere. BA12 6PP

The Chairman pointed out that there would be 8 parking spaces for the 4 houses. The Clerk pointed out that there were a number of objection letters on-line most of which related to problems & concerns about on-street parking in the area

and wondered whether the Town Council might like to consider requesting that double-yellow lines should be added to both sides of the road along New Cut as it would be difficult to get them added at a later date. The Chairman pointed out that the Town Council had supported the previous planning application. On proposal made by Cllr. R. Coward, seconded by Cllr. Mrs. Traves and carried with a vote of 7 for, 1 against and 1 abstention it was RESOLVED to support the planning application with the following concerns/conditions:

The Local Planning Authority is satisfied that surface water drainage for the proposed development is adequate and will not cause any flooding problems for properties to the east of the site (on lower ground)

That double-yellow lines are added to both sides of the highway along New Cut (from the eastern side of the entrance to the proposed development to the junction with North Road) in order to prevent on-street parking and to facilitate access along New Cut for refuse lorries and emergency vehicles.

Cllr. Hazzard, having declared a personal interest in the above application refrained from entering into discussion or debate and abstained from voting.

Application Ref: 18/07187/LBC
Application for: Listed Building Consent
Proposal: Proposed conversion of one bay of car port to Boot Room. Proposed access steps within existing retaining wall from Boot Room to garden. Proposed new roof to existing Porch and over new steps. Proposed roof lights to rear elevation of Car Port roof.

At: Burton Grange Barn, Burton Mere BA12 6BR

RESOLVED to support the above application on proposal made by Cllr. Mitchell, seconded by Cllr. Colman and carried with a unanimous vote.

Application Ref: 18/06081/FUL
Application for: Full Planning
Proposal: 2 storey build comprising 2 semi-detached 3 bed dwelling houses, each with a self-contained garden & communal access and parking for 6 vehicles.

At: Land off Downside Close adjacent to 1 Old Hollow, Mere, BA12 6AS

Cllr. Colman said that he felt the design of the houses was not of the same standard as those in the surrounding area and the design would be out of character. The Chairman said that the houses have obviously been positioned and designed so that they do not overlook neighbours but he felt that it was overdevelopment. Cllr. Hazzard said that he was not keen on the design with long, tall windows with obscure glass in the front. Cllr. Mrs. Traves felt that it was overdevelopment of the site and Cllr. Mead said that one access for six cars would cause problems and it amounted to back garden development that would not be viable for people to live in. On proposal made by Cllr. Mrs. Traves, seconded by Cllr. Mead and carried with a vote of 8 for and 1 abstention it was RESOLVED to object to the above application for the following reasons:

Overdevelopment. The Town Council appreciates that there is extant Outline Planning permission for one dwelling on this site (15/10924/OUT). However, members felt that the effect of the above application was to try and squeeze two dwellings into a space that can only comfortably take one dwelling. Members also felt that a communal access for 6 cars was likely to be chaotic, resulting in occupants & visitors cars being parked on the roadside along Downside Close and questioned whether all of the car parking spaces as shown on the plans would be viable. Furthermore, the design of the houses is out of character with the surrounding and wider area of Mere and not aesthetically pleasing.

Application Ref: 18/04913/FUL (AMENDED)
Application for: Full Planning
Proposal: Removal of single garage and shed on driveway and replacement with a double garage.
At: 2 Duchy Cottages, North Road, Mere. BA12 6HG

The Chairman reported that it would appear from the revisions that the garage will be dug into the ground so as to make it appear smaller from the road. It was pointed out that there was no mention of how surface water drainage would be dealt with. It was also pointed out that there had been no comment from Wiltshire Highways on the revised plans but that although no highway objection had been raised on the original application, it had been noted that the proposed garage would only be large enough to accommodate one vehicle as the minimum internal measurements of a

double garage are required to be 3m X 6m. Cllr. Hazzard said that whilst this was an improvement on the previous plans and although the Town Council had not commented on the width in the application prior to the amendments he felt that it was unnecessary to propose the development of a garage that would still dwarf the neighbouring property considering that it would not be big enough to house two vehicles and would not qualify as a double garage, as confirmed by the Transport Technician. **RESOLVED** to reiterate the Town Council's previous objection to this planning application and to question the necessity for such a large building when it will not qualify as a double garage (as the proposal is worded). Proposal made by Cllr. Hazzard, seconded by Cllr. Mitchell and carried with a vote of 7 for, 0 against and 2 abstentions.

Application Ref: 18/03780/FUL (AMENDED)
Application for: Demolition of existing three bedroom bungalow and construction of a four bedroom two-storey dwelling with integral garage
At: Shearstone, Southbrook, Mere. BA12 6BG

There was a discussion about the proposed plans and members raised concerns that the building line of the proposed dwelling would be 3m forward of the neighbouring property. However, it was pointed out that the Town Council had supported the original application. It was therefore **RESOLVED** that the Town Council support this application but to point out that members of the Town Council did have concerns about the fact that the building line of the proposed dwelling is situated 3m forward of the neighbouring property and felt that this was unneighbourly and not in keeping with the character of the street scene. Secondly, although not a planning issue, members wanted to point out that the rear access onto Southbrook Allotments for pedestrians or vehicles is not authorised (as shown on the site plan). This resolution was made on a proposal made by the Chairman, seconded by Cllr. Symonds and carried with a vote of 4 for and 4 against, the Chairman having used his casting vote to carry the proposal.

Application Ref: 18/06558/TCA
Application for: Work to Trees in a Conservation Area
Proposal: T1 & T2 - Conifer trees – fell
At: 1 Church Street, Mere BA12 6DS
RESOLVED to recommend approval of the above application on proposal made by Cllr. R. Coward, seconded by Cllr. Jordan and carried with a unanimous vote of approval.

The following applications have been determined by the LPA as having 'No Objection'

Application Ref: 18/06803/TCA
Application for: Work to Trees in a Conservation Area
Proposal: T1 – Sycamore tree – fell
At: 1 The Grange, Water Street, Mere. BA12 6DZ

Application Ref: 18/06325/TCA
Application for: Work to Trees in a Conservation Area
Proposal: Yew Tree – 30% Prune
At: 2 The Grange, Water Street, Mere. BA12 6DZ

181. Payments

a) **RESOLVED** to approve the payments as listed on the attached payment schedule. Cllr. Mitchell, having declared a pecuniary interest in this item, left the room whilst this matter was discussed and voted upon.

Meeting closed 8.35 p.m.