

**PEWSEY PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE**  
**HELD ON WEDNESDAY 28<sup>th</sup> NOVEMBER 2018**  
**IN THE BOUVERIE HALL, PEWSEY**

**PRESENT:** Cllr Deck (Chairman), Cllrs Mrs Carmichael-Owen, Mrs Dalrymple, Mrs Hughes, Cllrs Carder, Eyles, Ford, Giles, Hagan, Haskell, McGarry, Morris, Smith, Smithers and Stephens.

**IN ATTENDANCE:** Alison Kent (Clerk), a representative from Michael Fowler Architects and members of the public.

Prior to the commencement of business, the Chairman expressed his thanks to those Councillors who had helped in the production of the new Campus which had just opened. In particular, Cllr Mrs Hunt and Cllr Haskell who had worked extremely hard over the last 9 years to achieve an excellent facility.

**1. APOLOGIES:** Cllrs Mrs Hunt, Ann Hogg, Kerry Pycroft, Mrs Stevens, Cllr Stevens.

**2. DECLARATION OF INTEREST:** Cllr Mrs Dalrymple on item 5 (4 and 5).

**3. MINUTES OF THE LAST MEETING:** All being in agreement, the minutes of the meeting held on 7<sup>th</sup> November 2018 were signed as a true record by the Chairman.

**4. PLANNING: Decisions from Wiltshire Council**

1. 18/07346/FUL FULL PLANNING PERMISSION GRANTED for proposed two storey side extension and associated internal alterations at Owen Sound, Marlborough Road, Pewsey for Mr D. Tarr and Ms K. Holman.

2. 18/08919/FUL FULL PLANNING PERMISSION GRANTED for first floor two storey extension to side (over garage) and rear of property at 39 Swan Meadow, Pewsey for Mrs E. Rowe.

3. 18/09278/FUL FULL PLANNING PERMISSION GRANTED to remove existing conservatory and erect single storey rear extension at 3 Walnut Close, Pewsey for Mr and Mrs Creasey-Benjamin.

4. 18/09479/TCA WORKS TO TREES IN A CONSERVATION AREA GRANTED unspecified ornamental tree – fell at Rosings, 48 Whatley Drive, Pewsey for Mrs J. Burnet.

5. 18/09174/LBC LISTED BUILDING CONSENT GRANTED for works to the kitchen stair and alterations to the first and second floor layouts, including new dormer window at West Wick House, Pewsey for Mr and Mrs Griffin.

6. 18/09175/LBC LISTED BUILDING CONSENT GRANTED for sequential dismantling, repair and re-erection of barn structure at West Wick House, Pewsey for Mr and Mrs Griffin.

**5. PLANNING: Plans for Discussion**

1. 18/09931/FUL FULL PLANNING PERMISSION for construction of new portal framed building to cover existing manure store at Pewsey Hill Farm, Everleigh Road, Pewsey for Messrs P. H. and C. H. Bowerman.

WE SUPPORT THIS APPLICATION

Cllr Ford, seconded Cllr Giles

All in favour

2. 18/09974/FUL FULL PLANNING PERMISSION for single storey glazed lean-to extension as a continuation of the existing roof slope to the west. Single storey glazed flat roofed extension adjoining proposed lean-to and link extension to the west. Single storey flat roofed link extension behind brick

parapet within southern courtyard. Extension to enlarged roof space to form additional accommodation above the existing converted garage annexe. Minor internal alterations to existing cottage. Lower existing windows to east and west elevations to form new access points into extension and garden respectively at Manor Cottage, Swan Road, Pewsey for Mr and Mrs Clarke.

**WE SUPPORT THE APPLICATION**  
Proposed Cllr Morris, seconded Cllr Carder  
All in favour

3. 18/10151/LBC LISTED BUILDING CONSENT for single storey glazed lean-to extension as a continuation of the existing roof slope to the west. Single storey glazed flat roofed extension adjoining proposed lean-to and link extension to the west. Single storey flat roofed link extension behind brick parapet within southern courtyard. Extension to enlarged roof space to form additional accommodation above the existing converted garage annexe. Minor internal alterations to existing cottage. Lower existing windows to east and west elevations to form new access points into extension and garden respectively at Manor Cottage, Swan Road, Pewsey for Mr and Mrs Clarke.

**WE SUPPORT THE APPLICATION**  
Proposed Cllr Morris, seconded Cllr Carder  
All in favour

4. 18/10000/FUL FULL PLANNING PERMISSION for change of use of offices to form 2 no. dwellings, with associated internal and external alterations at 25 High Street, Pewsey for Mr and Mrs G. Sparke. The architect spoke in support of both applications.

**WE SUPPORT THE PROPOSAL TO DEVELOP THE 2 UPPER FLOORS INTO RESIDENTIAL ACCOMMODATION BUT STRONGLY OPPOSE THE CONVERSION OF THE GROUND FLOOR, WHICH IS CURRENTLY A1/A2 OR B1, INTO RESIDENTIAL AS IT IS CONTRARY TO POLICY 3 OF THE PEWSEY NDP, POLICY 49 OF THE WILTSHIRE CORE STRATEGY AND PARA. 83D OF THE NPPF. IT IS NOTED THAT PEWSEY IS A SERVICE CENTRE AND IT IS IMPORTANT TO RETAIN THESE FACILITIES.**

**LASTLY, NO BUSINESS CASE WAS SUBMITTED WITH THE APPLICATION**  
Proposed Cllr Deck, seconded Cllr Ford  
9 for, 3 against, 2 abstentions

5. 18/10148/LBC LISTED BUILDING CONSENT for change of use of offices to form 2 no. dwellings, with associated internal and external alterations at 25 High Street, Pewsey for Mr and Mrs G. Sparke.

**WE SUPPORT THE PROPOSAL TO DEVELOP THE 2 UPPER FLOORS INTO RESIDENTIAL ACCOMMODATION BUT STRONGLY OPPOSE THE CONVERSION OF THE GROUND FLOOR, WHICH IS CURRENTLY A1/A2 OR B1, INTO RESIDENTIAL AS IT IS CONTRARY TO POLICY 3 OF THE PEWSEY NDP, POLICY 49 OF THE WILTSHIRE CORE STRATEGY AND PARA. 83D OF THE NPPF. IT IS NOTED THAT PEWSEY IS A SERVICE CENTRE AND IT IS IMPORTANT TO RETAIN THESE FACILITIES.**

**LASTLY, NO BUSINESS CASE WAS SUBMITTED WITH THE APPLICATION**  
Proposed Cllr Deck, seconded Cllr Ford  
9 for, 3 against, 2 abstentions

6. 18/10208/VAR VARIATION OF CONDITION removal of condition 4 of planning permission K/039132 relating to the occupancy of the new dwelling at Inlands Farm, Sunnyhill, Pewsey for Mr and Mrs Haskell-Thomas.

**WE STRONGLY OPPOSE THIS APPLICATION AS THERE IS STRONG EVIDENCE THAT THE APPLICANT HAS BEEN AND CONTINUES TO BE INVOLVED IN THE AGRICULTURE CONTRACT THEREFORE THERE IS NO BREACH OF THE EXISTING CONDITION. THE BUILDING WAS ORIGINALLY ERECTED AND PROTECTED BY A S.106 AGREEMENT IN SUPPORT OF WILTSHIRE CORE STRATEGY POLICY 48 AND SHOULD THEREFORE REMAIN SO CONDITIONED**

Proposed Cllr Deck, seconded Cllr Smith  
14 for, 1 abstention

7. 18/08851/FUL FULL PLANNING PERMISSION AMENDED PLANS for alterations and roof extension to existing cottage at Triton Cottage, 4-6 Ball Road, Pewsey for Mr N. Wilshin.

WE SUPPORT THIS APPLICATION  
Proposed Cllr Carder, seconded Cllr Haskell  
All in favour

8. 18/10563/FUL FULL PLANNING PERMISSION for conversion of former Royal Mail deliver/sorting office and sub-Post Office to enlarged sub-Post Office, B1 Business Unit on Ground Floor, 2-bed flat on First Floor and 1-bed studio flat in Attic at 11 North Street, Pewsey for Benbow Construction Ltd.

WE STRONGLY OBJECT TO THIS APPLICATION AS ON-SITE PARKING IS NOT OFFERED WHEN THERE IS AMPLE SPACE AT THE REAR OF THE DEVELOPMENT WHICH WAS UTILISED IN THE PREVIOUS APPLICATION. IT IS CONSIDERED QUITE WRONG FOR PEWSEY'S FREE PUBLIC PARKING TO BE USED FOR RESIDENTIAL USE.

Proposed Cllr Eyles, seconded Cllr Morris  
All in favour

## 6. CORRESPONDENCE:

MHCLG – Planning Reform consultation on supporting the high street and increasing the delivery of new homes. Part of the consultation would seek views on new permitted development rights to allow greater flexibility for change of use; particularly shops (A1), financial and professional services (A2), hot food takeaways (A5) betting shops, pay day loan shops and launderettes to change to office use (B1). Also a proposal for hot food takeaway (A5) to change to residential use (C3).

A new permitted development right to support housing delivery by building upwards to use the airspace could play an important role in developing new homes. This would not be permitted within conservation areas, AONBs, SSSIs, listed buildings and other land stated within Article 2 (3). The height of the roofline would be no higher than the tallest building in the adjacent area.

Changes to the finance thresholds for the disposal of local authority land were also proposed in order to boost the availability of land to build on.

## 7. PAYMENTS FOR APPROVAL:

Payments as listed were proposed acceptance by Cllr Mrs Hughes, seconded Cllr Morris, all in favour.

Quotations for acceptance/notification

For works to lime trees next to football ground

Conservation Contractors £3,400, Idverde £4,000 and Steven Parker £1,850

Cllrs Deck and Eyles had met with the contractors on site. Cllr Mrs Hughes proposed acceptance of the quotation from Steven Parker, seconded Cllr Morris, all in favour.

**8. FULL COUNCIL INFORMATION AND ACTION:** Cllr Haskell thanked those who had attended the opening of the Vale Campus and to those who attended the Wiltshire Council Future meeting on 26<sup>th</sup> November. Some information on potential transfer of assets to parish councils as freehold or long leasehold had been obtained and Cllr Haskell would pass this to Cllr Ann Hogg to read through. The Area Board would be held at the Campus on 3<sup>rd</sup> December with the entire Campus Operations Board in attendance. He stated that at times it had been very difficult to report on the project but had got there in the end. He also thanked those who had attended the Primary School 28<sup>th</sup> November.

## 9. ITEMS VIA THE CLERK: None.

There being no further business the Chairman closed the meeting at 8.29pm.

Signed..... Date.....