

HAM PARISH COUNCIL

MINUTES OF A PLANNING MEETING

A planning meeting of Ham Parish Council took place at 6.15 pm on Thursday 30 August 2018 in Ham Village Hall

Present: Mr C Dean (Chairman), Lady Walker (Vice-chairman), Mr R Buchanan-Dunlop, Mr N Jones, Mrs C Garrod (Acting Clerk), Mr Anthony Peace (applicant for 18/07260/TCA) and 3 other members of the public

1. **Apologies:** Mr J Marriage
2. **Declarations of Interest:** none
3. **Minutes of Previous Meeting:** The Minutes of the Quarterly Meeting held on 30 July 2018 were confirmed, and signed by the Chairman.
4. **Matters Arising:** none
5. Planning Applications

Application Ref: 18/07260/TCA

Application for Work to Trees in a Cons Area

Proposal:- T1 /T2 - Leylandii - Cypress - Remove

At: Yew Tree Cottage, Ham, Marlborough, Wiltshire, SN8 3RB

The Committee agreed a decision of **No Objection** to the application.

Application Ref: 18/07272/FUL

Application for Full Planning

Proposal:- Construction of a storage building in the garden.

At: Elston Farmhouse, Ham, Marlborough, Wiltshire, SN8 3RB

The Committee agreed a decision of **No Objection** to the application.

Application Ref: 18/07697/FUL

Application for Full Planning

Proposal:- A single storey rear extension with a rooflight, the insertion of double doors in the front elevation replacing the existing ground floor windows, repositioning of the entrance in the side elevation of the property and the insertion of double doors replacing the existing front door. The insertion of two rooflights in the main roof to the rear elevation, replacement windows throughout, the removal and replacement of the dead tree from the front garden and the creation of off-street parking.

At: Malthouse Cottages, 2 Spray Lane, Ham, Wiltshire, SN83RB

Mr Buchanan Dunlop gave some of the history to 2 Malthouse Cottages. The property was built in the mid 19th century on the site of an 18th century, or earlier, property. It is semi-detached and forms one half what is known as the Old Malthouse. It is not listed but is within the Ham Conservation Area, occupying a prominent position on the village green, a key element of the Conservation Area.

The Ham Conservation Area Statement contains the following description of the property:

“Alterations carried out to the building in the 20th century when it became the village shop and post office have removed almost all trace of its original use and the buildings of brick and tile with traditional casement windows are only of minor architectural interest.

“The high gable, the substantial central chimney and the tile hanging to the side do however contribute to the variety and character of buildings at Ham Cross. The native hedge on top of the steep grass bank to the cottage front gardens also maintains the traditional frontage around the green. A storm water channel is bridged by approaches to the cottages.”

The statement later comments: “The soft edged roadside grass verges are an intrinsic part of the rural character of the street. Verges should be respected by drivers and not over-run by vehicles. Reinforcement with kerbs or hardening of the verges for car parking or as footways should not be options.”

In light of the Ham Conservation Area Statement Mr Buchanan-Dunlop suggested that there were three particular areas of concern in this application. The first was the proposal to harden the grass verge in front of the property to make a parking space for two cars. It was noted that the village green which incorporates the triangle of grass in front of the Old Malthouse is registered as a “village green” with Wiltshire Council. The grass verge in front of 2 Malthouse Cottages is contiguous with this triangle of grass and forms part of a perimeter of grass verges around the village green and accordingly is integral to the character of the green. It is also in harmony with the hedge and steep grass bank featured in the Conservation Area Statement. This grass verge is not part of the legal title of 2 Malthouse Cottages and, like the other verges round the green, is public or common land maintained by the adjacent property owners. To harden it for car parking would be a clear breach of the Conservation Area Statement.

Even if the verge were to be converted to off-road car-parking, this would not alleviate the problem of car parking at the centre of the village. There are three cottages on the village green, including 2 Malthouse Cottages, which have no off-road parking facility, and this is compounded by occasional overflow parking from other houses around the green. It is necessary to keep the road on the other side of the green clear of parked

cars, as that road is used frequently by heavy, wide-axled farm machinery and HGVs. The road to the west of the village green is the main thoroughfare through the village and also a bus route and turning point for the bus. The slip road in front of 2 Malthouse Cottages is therefore necessarily used for parking, and the two proposed off-road spaces would simply remove the availability of two parking spaces on the adjacent road.

The second concern was the proposal to convert the two ground floor windows at the front of the house into French windows. All the windows on the front of the house are clearly visible from the green and public road, and to create these new windows would alter significantly and damagingly the traditional front of the house. It would also disrupt the colour pattern of brickwork around the existing windows. The effect of this proposed alteration would therefore impact deleteriously on the Ham Conservation Area.

The third concern was the design of the proposed extension to the rear of the property. It was noted that there was already an extant planning consent for an extension to the rear of the property, although smaller than the one in this application. There appeared to be no objection in principle to a larger extension; the proposed extension would still be very largely hidden from public view by the existing profile of the house. However, the proposed design of the new extension failed to conform to the general harmony of the Conservation Area, and this aspect needed to be addressed.

Following further discussion, the Parish Council agreed that the three proposals outlined above conflicted with the Ham Conservation Area Statement, and it was decided to Object to the application.

The meeting ended at 6.45 pm.