

# HAM PARISH COUNCIL

## MINUTES OF A PLANNING MEETING

A planning meeting of Ham Parish Council took place at 7pm on 21<sup>st</sup> December 2020 over Zoom video conference.

**Present:** Mr C Dean (Chairman), Lady Walker (Vice-chairman), Mr D Bicknell, Mr J Marriage, Mr M Humphreys and 3 members of the public.

### 1. Apologies

Mr M Humphreys

### 2. Declarations of Interest:

Mr J Marriage with regards to the Sunny Mead application.

### 3. Matters Arising:

None.

### 4. Planning Applications

Application Ref: 20/09938/FUL, Application for Full Planning

Proposal:- Single storey extension to form new guestroom and home office. New entrance porch.

At: 2 Old Rectory Cottages, Spray Road, Ham, SN8 3QT

The Chairman asked the applicants Liz and Chris Daking to summarise their proposal. Following this they explained that the neighbours on both sides had been consulted and were happy with the plans. The Chairman also confirmed that he had spoken to Mrs. Baring. Mr. Daking explained that the new development was not visible from the road.

The council voted No Objections to the application.

Application Ref: 20/10020/FUL

Application for Full Planning

Proposal:- Demolition of existing dwelling, timber shed and lean-to and erection of replacement dwelling and two-bay garage (resubmission of 20/05863/FUL)

At: Sunny Mead, Cutting Hill, Hungerford, RG17 0RW

The Chairman explained that this was the 3<sup>rd</sup> application for the re-development of Sunnymead, and asked Stella Turner (from Fowler Architecture and Planning) to present the new plans. Ms. Turner explained that this was a re-submission and that the key changes were the addition of a 2<sup>nd</sup> floor to the main dwelling with a slight increase of ridge height of 0.5m, and the addition of a 2 bay garage with a home office above located to the south of the site. Ms. Turner confirmed that the footprint of the main dwelling was unchanged.

Mr. Humphreys asked about the access to the 2<sup>nd</sup> floor of the garage and it was confirmed this was an external staircase.

The Chairman read out an email from Mr. Land, the neighbour just to the south of the site. Mr. Land was extremely unhappy with the location of the garage and the degree to which they would be overlooked by the new external staircase. Mr. Land suggested that the garage could be moved 3m to the west and the staircase moved inside. Ms Turner agreed that these options were possible and would speak to the applicants.

The discussion about the external staircase continued and it was agreed that the application could be supported if this issue was resolved.

The Chairman asked if a fourth application was forthcoming and Ms. Turner explained that she did not know. Mr. Bicknell continued this question and asked why the applicants didn't just put in what they initially wanted. Ms. Turner explained that to maximise the chance that Wiltshire Council would approve the application it was important to submit smaller applications first and establish the principle that a larger replacement dwelling would be allowed.

The council agreed to support the application subject to ensuring that the neighbouring property could not be overlooked by the external staircase to the new garage, either by moving the staircase internally or effective screening

The Chairman explained that he felt it was a shame that the near neighbour had not been consulted prior to the application being submitted.

## **5. Any Other Business**

None.

The meeting ended at 7:30pm.