

# HAM PARISH COUNCIL

## MINUTES OF A PLANNING MEETING

A planning meeting of Ham Parish Council took place at 7pm on Tuesday 14<sup>th</sup> December at 7pm in the Village Hall

**Present:** Mr C Dean (Chairman), Lady Walker (Vice-chairman), Mr J Marriage, Mr. A Taylor, Mr. M Humphreys and 13 members of public.

1. **Apologies:** Mr. J Marriage for the first three (tree) applications considered.

2. **Declarations of Interest:** Lady Walker on the three tree applications.

### 3. Matters Arising:

The Chairman asked if the minutes from the planning meeting on the 26<sup>th</sup> April could be signed off. All councillors concurred.

### 4. Planning Applications

#### **Application No: PL/2021/10959**

*Application Type: Notification of proposed works to trees in a conservation area*

*Proposal: T1- Reduce the crown of one Ash tree by approximately 3meters.*

*Site Address: East Court House Spray Road To Manor Farm, Ham, SN8 3RB*

The council voted no objections to the application.

#### **Application No: PL/2021/10958**

*Application Type: Notification of proposed works to trees in a conservation area*

*Proposal: T1- Fell one Ash tree to ground level. T2 - Fell one Ash tree to ground level. T3 - Fell one Ash tree to ground level.*

*Site Address: South house Spray Road To Manor Farm, Ham, SN8 3RB*

The council voted no objections to the application.

#### **Application No: PL/2021/10949**

*Application Type: Notification of proposed works to trees in a conservation area*

*Proposal: T1- Reduce the crown of one Ash tree by approximately 3m. T2 - Fell to ground level one Ash tree. T3 - Fell to ground level one Ash tree*

*Site Address: Village Hall Spray Road To Manor Farm, Ham, SN8 3RB*

The council voted no objections to the application.

**Application No: PL/2021/10902**

**Application Type: Full planning permission**

*Proposal: Construction of a new building for use as an art gallery and a new access from the local road to the site.*

*Site Address: Manor Farm House, Ham, Marlborough, SN8 3RB*

The Chairman asked the applicants to summarise the application. The architect, Richard Springford gave a summary of the application and explained the various aspects and what the applicants were trying to achieve.

He explained that they wished to present art in a more local situation through constructing a building within the grounds of Manor Farm with a new entrance at the north end of the site. He continued to explain that the new access helped prevent a conflict with the public footpath on the existing access, and in addition provided an additional passing place to assist with the traffic issues presented by that particular bend. The gallery itself would be a timber framed building with a tiled roof and larch boarding.

The Chairman asked about the general expectation of usage. It was explained that usage would usually be by appointment only with an anticipation of being open 4 days a week. The intention is to be a destination gallery of high-end art rather than a street gallery.

The Chairman asked for questions from the other councillors.

Lady Walker explained that there was a strong concern that the gallery could be used for other purposes and therefore clash with the usage of the Village Hall and explained that the Village Hall committee were extremely concerned that the two buildings could be competing with each other. The applicants responded that they had no intention of broadening the usage of the gallery and would be more than happy for a clause to be added to the planning consent to ensure this.

The Chairman asked the audience to make comments. A long discussion followed, concentrating largely on the new access being proposed. There was broad support for the new gallery itself but a number of concerns of the new access. Notably that it might cause an increase in speeds around the corner and would create further safety problems to what is already a very dangerous bend. There were also discussions about the required cut back and issues with the difference in level between the road and the site itself, and the impact on the conservation area coupled with the visual impact.

The council voted to support the application subject to three conditions:

- Firstly, that the new building must remain integral with Manor Farm House.
- Secondly that the new access proposed is not built, instead access should be provided via the existing driveway to Manor Farm House.
- Thirdly that the new premises must be used only as an art gallery and not enter into competition with our existing Village Hall.

#### **5. Any Other Business:**

The chairman asked for the council's permission to spend £74.39 on a new cable protector for the cable run across the road to the Green from the pub, and 10 sets of lights totalling £441.60 (made up of two payments £353.28 and £88.32.) The council agreed to these items of expenditure.

The meeting ended at 7:58pm.