

HAM PARISH COUNCIL

MINUTES OF A PLANNING MEETING

A planning meeting of Ham Parish Council took place on Monday 23 April 2018 at 6.45pm in Ham Village Hall

Present: Mr R Buchanan-Dunlop (Chairman), Mr C Dean (Vice Chairman), Mr J Marriage, Lady Walker and 15 members of the public

Apologies: Mr N Jones, Mrs C Garrod (Acting Clerk)

Declarations of Interest: None

1.Minutes of the Previous Meeting: The minutes of the previous meeting held on 23 February 2018 were agreed and signed.

2.Matters Arising: The Chairman reported that Planning Application 18/01257/FUL for a garden and revised car parking at the Crown and Anchor had been approved by Wiltshire Council, including a revised landscaping plan.

3.Planning Application 18/03149/FUL: Construction of a New Outbuilding at Brook House, Ham

Mr Barnwell, the applicant, outlined briefly his application to erect an Outbuilding containing a gymnasium, office and shower room in the curtilage of Brook House, and explained its parameters in relation to the Bed and Breakfast Annexe of the Crown and Anchor public house for which planning consent had been given. In response to a question he explained that he intended to follow the pattern of landscaping between the Crown and Anchor car park and the Old Malthouse by planting a Holm Oak between the north elevation of the Outbuilding and the boundary of the Old Malthouse garden, and by planting Hornbeams between the Outbuilding and the Bed and Breakfast Annexe. The Chairman said it would be helpful for a landscape plan to be prepared.

The Chairman then went on to say that the Parish Council would do its best to accommodate the application but there were a number of issues to be resolved. He was concerned that the Outbuilding might at some future date be converted into residential accommodation, and believed that a restriction should be placed on this in the Land Register title. Mr Barnwell said he was content that there should be a restriction on the Outbuilding becoming separated from the main house but not on any further restriction. The Chairman then said that the Outbuilding, which was half in the Ham Conservation Area, was large – floor plate 8.2mx5.6m - and did not fit easily into the traditional building architecture of the village. This could be improved by hipping the roof and lowering the ridge height of 5m by at least 500mm. Mr Barnwell said he was content to hip one elevation but not the other. The Chairman replied that he felt that would look odd.

Discussion then moved on to the location of the proposed Outbuilding, which straddled the boundary of the Conservation Area. The Chairman said that the gap between the proposed outbuilding, at its nearest point, and the Bed and Breakfast Annexe was only 6.6m. Mr Barnwell said that if the measurement were from the main part of the building and not the log-store, the gap was 7.4m. The respective heights of the two buildings were Outbuilding: 5m, and Bed and Breakfast Annexe: 7.1m, although, as Mr Barnwell pointed out, because the Annexe would be dug down the difference between the two ridge heights would be only one meter. The Chairman said that this was unacceptably close, as the Outbuilding would from its easterly aspect effectively overshadow the Annexe and deprive it of light. He said that the owners of the Crown and Anchor were unable to be present as they were abroad on business but had expressed their concern to him about this very close proximity. The Chairman went on to say that the siting of the Outbuilding was incompatible with the use of the Bed and Breakfast Annexe and its amenities. It would also create a cluster effect which was not in keeping with the loose knit structure of the Conservation Area. Mr Barnwell disagreed with this and said it was impossible for the Outbuilding to overshadow the Annexe because it was lower.

The Chairman said that he believed that it was possible to move the Outbuilding some 5m further away from the Annexe, and at the same time to slip it slightly sidewise to keep free the doors of the existing barn in front of the tennis court. At that point he also remarked that, from an earlier planning consent, the barn appeared to be in a different location and larger than in the consent. Mr Barnwell corrected him and told him that the location and size of the barn had received requisite approval from Wiltshire Council in a subsequent amendment and planning consent. The Chairman accepted this correction and withdrew his remark. Mr Barnwell then explained that although it was possible to move the location of the Outbuilding as suggested, this would then impact on the garden of the Old Malthouse. The owner of the Old Malthouse later said that she wished to keep an unfettered view of Buttermere from her garden. The Chairman responded that with some thought it should be possible to move the location of the Outbuilding away from the Annexe without unduly affecting the view from the Old Malthouse garden. However, Mr Barnwell declined to discuss this issue further and said he was not prepared to alter the location of the proposed Outbuilding as set out in the planning application.

A number of members of the public then expressed various opinions, chiefly that although the Outbuilding was one meter lower than the Annexe, it would still overshadow the Annexe; that the roof of the Outbuilding should be lowered; that it was essential to restrict the use of the Outbuilding from being used as residential accommodation; and that if the area to the north-east of the barn proved unsuitable to move to, the Outbuilding could always be sited on the other side of the barn.

After summing up and discussion, the Parish Council decided that **subject to the following conditions it would Support the application:**

- a. That the proposed Outbuilding should be moved further away from the planned Crown and Anchor Bed and Breakfast Annexe, to provide more light to the Annexe and to conform to the built environment of the Ham Conservation Area. This should necessarily involve consultation between the

owners of Brook House, the Crown and Anchor and The Old Malthouse to reach an appropriate accommodation.

- b. That a restriction should be recorded in the Land Register that the Outbuilding should not be used for residential accommodation.
- c. That the roof of the Outbuilding should be hipped and that the height of the roof should be lowered by at least 500mm, to conform more closely to the vernacular architecture of the village.
- d. That a landscape plan should be produced once the eventual location is determined.