

HAM PARISH COUNCIL

Minutes of a Planning Meeting of Ham Parish Council held on Tuesday 19 February at 6.30pm in the Village Hall.

Present: Mr C Dean (Chairman), Lady Walker (Vice Chairman), Mr R Buchanan-Dunlop, Mr J Marriage, Mr D Bicknell, Mr M Humphreys, Mrs C Garrod (Acting Parish Clerk), The Applicants for Well Cottage and two members of the public.

1. Apologies – none
2. Declarations of Interest – none
3. The Minutes of the Planning Meeting held on 13 November and 4 December 2018 were agreed and signed by the Chairman.
4. There were no matters arising.
5. The following planning applications were considered.
 - a. **Application Ref: 19/00813/LBC**
At: The Well Cottage Ham SN8 3RB
Proposed development
Single storey rear extension; single storey boot-room extension; other external alterations.
 - b. **Application Ref: 19/00732/FUL**
Application for Full Planning
Proposal:- Single storey rear extension; single storey boot-room extension; other external alterations.
At: The Well Cottage, Ham, SN8 3RB
 - c. **Application Ref: 19/01246/TCA**
Application for Work to Trees in a Cons Area
Proposal:- T1 - Birch - Reduce by maximum of 2 metres
T2 - Birch - Fell
At: Well Cottage, Ham, Marlborough, Wiltshire, SN8 1HQ

The Chairman stated that Applications a & b would be considered as one application and invited Mr Buchanan-Dunlop to describe its history. He said that Well Cottage is a 17th century Grade 2 listed thatched cottage in the centre of the Conservation Area on the village green. Originally three semi-detached cottages, it was converted into a single dwelling in the late 1940s. In the 1970s a thatched rear extension was added, and it is this modern extension to which the majority of the proposed alterations apply. The principal alteration is the addition of an asymmetrical, flat-roofed extension at the rear of the modern extension. In essence this is a garden room with floor-to-ceiling windows looking on to the garden to the rear, flanked by plain rendered walls. It will be screened from Doves House by a high curtain wall. Parts of it will be seen from the rear of The Old School and School House, and from the public road at the entrance to Tudor Cottage, but in none of these cases will it be unduly obtrusive. As part of this alteration, two existing windows in the 1970s extension will be altered, and one new window will be created. None of these three alterations will be visible from the public road. In the angle of the original cottage and the existing extension, on the north side, a small extension with an angled slate roof is proposed. It will be hidden from

public view. On the north flank of the front of the cottage facing the public road there is a small single storey extension with an almost flat roof. It is ugly and the proposal to feather-board the exterior should improve it sympathetically. Overall, the proposed alterations will not adversely affect the public view of Well Cottage and its situation within the Conservation Area.

The applicant informed the Committee that there were no objections from the neighbours.

The Committee recorded a decision of No Objection.

Application c.

The Parish Council noted that although Trees T1 and T2 appeared to be joined at the base, they were in fact two separate trees. They are weeping birches and had probably been planted in the 1970s. The trees are now fully grown and have become iconic features of Ham village green; they are shown on the cover of the Ham Conservation Area Statement published in 2005. Tree T1 is a particularly graceful specimen, and the Council could see no valid reason for it to be pruned, as this would harm its canopy. Tree T2 has grown at an angle and as a result its top third hangs over the public highway. The applicant considered that the tree was now dangerous and should be felled. However, the Council noted that there was no expert opinion attached to the application confirming that the tree is dangerous. Photographs in the Conservation Area Statement show no appreciable change in the extent of the overhang over the past 14 years, and the tree has weathered severe storms during that period.

The Parish Council decided to Object to the application, but accepted that if Tree T2 were subsequently certified as dangerous by Wiltshire Council it would need to be felled.

The meeting closed at 6.50 pm and was followed by the Quarterly meeting.