

**BISHOPSTONE PARISH COUNCIL  
MEETING OF THE PARISH COUNCIL  
Held in the Village Hall, Bishopstone  
Monday 22<sup>nd</sup> August 2016 at 7.00pm.**

**MINUTES**

**Present :** Parish Councillors : J Gibbon (JG) (Chairman)  
N Barter (NTB)  
G Brutton (GRB)  
Mrs A Smith (AS)  
Mrs M Foster (MF)

Parish Clerk: M R Ash (MRA)

**Also present:** Mr C Goodfellow  
Mrs J Goodfellow  
Mr R Goodfellow  
Mr E Walsh  
Mr M Bundy  
Mrs N Bundy  
Mrs C Ash

**1. Apologies for absence.**

There were apologies for absence from Councillor A Thorne.

**2. Declarations of Interest.**

There were none.

**3. Planning Matters**

MRA said that the meeting had been called to consider current planning applications in the village. After discussion, it was agreed to make the following comments (as drafted for submission):

**16/07118/FUL – Erection of 2.75m high Chain Link Fence at The Old School, Broadchalke Road**

No comments.

**16/06795/FUL – Construction of new timber frame storage barn to store Horse Lorry, hay and equestrian equipment at Rebel’s Field, Flamstone Street**

The Parish Council notes that the land on which the proposed barn would be sited is described in the application as “designated for equestrian use”. Rebel’s Field was, until

recently acquired by the present owners, designated as agricultural land. The Council wishes to query when the designation was changed and whether a planning application would have been required?

As regards the proposed development, some concern was expressed about the height of the proposed building. However, the only property which is likely to be seriously affected by this is that of the applicants. The design and proposed materials are suitable for the surroundings. The Parish Council therefore wishes to raise **no objection** to the proposed development.

#### **16/07420/FUL – Single storey link extension at Ferngrove, Crouchston**

The Parish Council considers that the proposed building is suitable for its surroundings, in terms of design and the materials to be used, and will have minimal impact outside the property on which it will be located. The Parish Council therefore has **no objection**.

#### **16/06640/FUL – Construction of new two storey office building for Discover Adventure and alterations to existing store.**

Throope Down House, north of the A354 Blandford Road, is in Bishopstone Parish, whereas the Coombe Hill Garage Site, south of the road, is in the parish of Stratford Tony. We assume that separate consultations have taken place with representatives of Stratford Tony Parish Meeting.

The application (Section3) describes the proposal as “Construction of new two storey office building”. The site outlined in red on the submitted plans is that of the Coombe Hill Garage. The Design, Access and Sustainability Statement relates only to the redevelopment of the garage site. However, the pre-application advice provided by Wiltshire Council, enclosed with the application, also refers to proposals to:

- (a) convert a timber shed in the grounds of Throope Down House, presently used as office space, into a holiday let;
- (b) convert (or rebuild) a storage building as a market dwelling; and
- (c) enlarge the garden of the house to the east of the garage and its sale as a separate market house.

Bishopstone Parish Council assumes that none of these additional elements form part of the application, as considerable further information is required as to what is proposed. It would therefore **object** to any grant of planning permission which implies any consent to these elements at this stage.

**As regards the garage site (which is not within Bishopstone Parish):** the Parish Council noted the view expressed by Wiltshire Council at pre-application stage that the use of the site for an enlarged employment use was likely to be, in principle, acceptable as consistent with policies in the Core Strategy related to the maintenance of existing rural businesses. The site is also, clearly, a “brownfield” site, previously used for an employment use and currently redundant. However, the site is within the Cranborne Chase AONB and the proposal therefore raises issues of appearance in the landscape, and, possibly, traffic

movements on the A354. After consideration, the Parish Council decided **not to object** to this element of the proposals, subject to the imposition of conditions by Wiltshire Council related to tree planting, screening, the use of materials appropriate to the surroundings and restrictions on outdoor storage of plant and equipment. Any consent should also be subject to a condition requiring all the operational aspects of the business to be conducted from the garage site. The concern is that if both Throope Down House and the garage site form part of the business, there will be a danger of vehicles and pedestrians crossing the A354 creating a traffic hazard.

**As regards the other proposals referred to in the pre-application advice, Bishopstone Parish Council's preliminary views are:**

**House to the east of the garage site:** Bishopstone Parish Council would have no comment, but notes the need for discharge of the current s106 restriction.

**As regards the conversion of the wooden building used for offices to a holiday let in the grounds of Throope Down House:** the Parish Council would be concerned as to the safety of the proposed conversion of this wooden structure. Additional information is required. Any approval would need to be subject to conditions making its use ancillary to that of Throope Down House and preventing its sale or letting on a long lease as a separate dwelling.

**As regards the replacement of the store by a new dwelling house:** the Parish Council would object to this proposed part of the development, largely for the same reasons as indicated in Wiltshire Council's pre-application advice as it would not meet any of the criteria in the Core Strategy which allows exceptions to the policy against the building of new houses in the countryside.

**16/07102/FUL – Proposed two storey extension to side elevation and porch wrapping around the front, 8 Whitlock Rise**

The proposal concerns the conversion of a semi-detached three bedroom house to a six bedroom house, in effect doubling its size. The original house, whilst now privately owned, is part of a former Salisbury District Council development of public housing for rent.

The Parish Council wishes to **object** to this proposed development for the reasons set out below:

- (i) the mass of the proposed extension is too great and will result in the over-development of the site. As such it is contrary to Policy 57 of Wiltshire Council's Core Strategy – "Ensuring high quality design and place shaping". That policy requires that new developments, including extensions, should set a high standard of design "responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines to effectively integrate the building into its setting.". In the view of the Parish

Council the proposed extension would be wholly discordant with the other houses in Whitlock Rise with a built form, height, mass and scale completely out of keeping with its setting.

- (ii) the site of the proposed extension is set above the level of Whitlock Rise as it enters from the High Road and is the first house in the part of the Whitlock Rise development behind the immediate High Road frontage. As such it is a particularly prominent location in the landscape. The back and side of the proposed extension would therefore be a dominant feature and be detrimental to the appearance of the area.
- (iii) car parking – the submitted drawings indicate two car parking spaces. Wiltshire Council’s adopted standards for residential parking (LTP3 March 2015) indicate that houses with 4 bedrooms or more should have at least 3 parking spaces.

Whilst perhaps not strictly a planning issue, the Parish Council is concerned about the potential loss of a house which, in its current format, is at the more affordable end of the local housing market. The Council wishes to ensure that there is a range of housing available in the village in different price categories.

The meeting of the Parish Council was attended by six members of the public, all of whom spoke against the grant of planning permission for this proposed development.

**4. Date, location and time of next meeting**

The next meeting is on 8<sup>th</sup> September 2016 at 7.00pm in the Village Hall.

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Signed as an accurate record:

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Chairman

Date