

**Minutes of the Farley ward planning committee meeting held on 28th May 2009 at
9.15pm in Pitton Village Hall**

Present

Geoff Lowndes (Chairman)

Allan Jenkins

Nigel Lilley

No members of the public were present.

Apologies

Mike Chant

Declarations of Interest

None

Applications Received

S/2009/0643/FULL

Proposal: Full Application – lean-to extension to existing farm building.

Location: Parsonage Farm, Pitton Road, Farley.

Members **support** this application.

S/2009/0699/FULL

Proposal: Full Application – new detached dwelling in parking area of Springfield Cottage, demolition of existing garage and outbuildings and alterations to vehicular access to Springfield Cottage.

Location: Springfield Cottage, Church Road, Farley.

Although the members accept the principle of development of this site and recognise the high quality of the application, the site is in a sensitive location in the village, and the Council therefore has concerns which amount to an **objection** to this application.

Design – the Parish Council recognises that the design reflects the architectural elements of nearby properties, particularly Perronwood, but the village has generally been favourable to the new dwellings opposite Parsonage barn, and would prefer to see a design that reflects a traditional cottage style.

Siting – due to the limitations of the site, the dwelling has been orientated to sit twisted on the plot, so that the main elevation is not facing Church Road or Parsonage Hill. This does not conform to local precedent, and the Council would prefer to see a dwelling that sits square to either road.

Visual Impact on Approach – the approach from Pitton into the village is characterised by traditional style buildings – Parsonage Farm, recently completed thatch and barn style

dwellings, Parsonage Barn (a listed building) and Springfield Cottage itself (which is also a listed building). The proposal's most visually dominant feature on this approach is a flat roof garage and a bull's eye window set in a steeply pitched tile roof, which does not reflect the local character. It is likely that the wall to the garage on the boundary line will present a harsh feature on the visually prominent corner the remaining highway verge will be difficult to treat with boundary planting. Members feel that the proposed dwelling is too large and too tall for the site, thus affecting particularly the two listed buildings mentioned earlier.

Overlooking – the private residential space of Copperbeech is overlooked by the window to Bedroom 2.

Access – the vehicular access proposed does not appear to accord with Highways standards, particularly as most traffic movements will inevitably approach and leave the site to the north.

End of meeting 9.30pm