

# Great Wilbraham Parish Council

## Minutes of the Meeting of Great Wilbraham Parish Council

Held Thursday August 22<sup>nd</sup> 2016, 8.00pm at the Wilbrahams' Memorial Hall

**Present:** Stephen Bartlett (Chairman), Sally Ramus, Roddy Tippen, Joy Bray, Claire Jackman and Andrew Goyrn. The Clerk, Natalie Mulvey and nine members of the public were in attendance. S Bartlett left the meeting at 8.18pm S Ramus took over as chair.

**16-17/43** To receive and approve apologies for absence – P Davis sent her apologies.

**16-17/44** Declarations of interest and dispensations

(a) To receive declarations of interest from Councillors on items on the agenda – S Bartlett declared a pecuniary interest in item 16-17/47(a) as a neighbour of the applicant.

(b) To receive written requests for dispensations for disclosable pecuniary interests – None

(c) To grant any requests for dispensation as appropriate – None

**16-17/45** **Open Forum for Public Participation (10mins)**

A resident reported a couple of instances of fly tipping in the village, including one at the top of Mill Lane, that needed to be reported.

**16-17/46** **Councillors Code of Conduct** – S Bartlett explained that various local Parish Councils have had issues including disputes over Councillors conduct. He reminded members of the public that formality is of huge importance to members of Great Wilbraham Parish Council; new members attend training and are provided the good councilors guide. S Bartlett confirmed that the Parish Council takes their code of conduct extremely seriously.

**16-17/47** **Planning and Tree Applications**

(a) **Planning applications**

i)	S/2018/16/FL	The Carpenters Arms, 10 High Street, Great Wilbraham, CB21 5JD	Richard Hurley	Erection of no. 1 four bedroom dwelling with detached rear garage and associated landscaping
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*Meeting closed at 8.19pm for discussion of the Carpenter Arms applications:*

The applicant explained the background to the application and answered questions. The development and sale of the new house will fund the extension to the pub. The applicant was asked whether the owners would continue to run the village pub if the application was successful and he confirmed that was the intention.

*Application for extension and alteration application.*

The question of parking was raised, the applicant reported there would be nineteen parking spaces behind and felt this would be sufficient. The applicant was asked about reducing the restaurant space and how this would affect the pubs viability. The applicant responded that the restaurant was never filled to capacity and other areas could be used for providing food. There are covers in two areas for serving meals and only the back area would be lost due to the extension. A resident questioned whether fine dining and bed and breakfasts were compatible. The applicant was asked about the reduction in storage. The applicant confirmed that they would need to increase opening hours to accommodate guests. A resident raised a concern over the loss of garden and that the parking would be out of sight, which might cause people to park on the road creating a highways issue. It was asked whether the modern design was in keeping with the listed building, the applicant advised that this was driven by SCDC planning.

Residents complained that planning notices were not sufficiently displayed around the village and the Parish Council were asked to report this problem to SCDC who display these notices.

ACTION: CLERK

*New dwelling application:*

S Ramus raised an issue over the height of the house and various inconsistencies with the plans. Parking for the four-bedroom house was raised as a concern, one space in a garage would not be sufficient. S Ramus felt that the gap left to give rear access did not appear sufficient. Councillors felt that the village needed more smaller houses not large four bedroom properties and the Parish Council had reported this to SCDC previously. S Ramus disagreed with the statement that windows would not overlook the adjacent garden, having visited the site, which is considerably raised. A resident and Councillors were concerned about the material consideration of the noise impact to a family home. A 40ft tree will need to be removed to support the development.

*The meeting reopened at 9.28pm.*

Members agreed to make an OBJECT recommendation to this proposal, and ask to take it to full committee. They would like to make the following comments: -

- **Scale of new house** - The height of the new house is nearly 4ft higher than no. 14 and whilst the eaves line is stated to match the C17 part of the Carpenters Arms it is as high as the chimney. It is overly large for the very small site and would dominate the currently attractive street scene in a conservation area. Some of the plans are inconsistent and show the house slightly forward of the front of no. 14, not in line. A very small gap has been left in-between the new dwelling and the boundary wall with no.14, which is not a realistic rear access. The new dwelling would restrict views through to the allotments at the rear of the public house. This changes the character setting of the public house, raising questions of urbanisation, and fails to preserve or enhance the character of the historic High Street scenic setting. It is suggested that the building of a new house on this site would fail against policy DP/2 and DP/3.
- **Impact on no.14** – Councillors cannot agree that the new dwelling does not impact on the residents, house and garden at no. 14. It affects loss of light, privacy and over-bearing impact, and will inevitably increase noise disturbance as the different profile of a domestic property changes impact. The upstairs windows in bedrooms 1 and 3 will overlook the rear garden, particularly as the garden at no. 14 next to the wall is considerably raised and as such the impact is far greater. This is not evident from looking at what is a high wall, masking the actual impact.
- **Measurement of site** – It is an extremely small site, which befits more urban development. Does the size of 0.0459ha quoted include the vehicular access? There are conflicting drawings showing the site including the vehicular access, which would presumably remain in the ownership of the Carpenters Arms. If so, there would undoubtedly be a legal easement to allow vehicular access to the garage at the rear.
- **Design and appearance** – Councillors cannot agree that this is a high quality design and feel that the modern appearance is totally incongruous with the attractive street scene in a conservation area and properties in the vicinity. No colour is mentioned for the timber cladding, which again, is inappropriate for this setting.
- **Garage** – This apparently provides parking for just one car and cycles. Where would other cars park? A 4 bedroom house assumes at least two cars, possibly more. This encourages on street parking which compounds the on street parking problems and inevitable highway dangers.
- **Neighbours objections** – Residents at no. 14, no. 8 and others seriously object to this proposal, in particular no. 14 as it greatly impacts on their house and garden.
- **Housing in the village** - Villagers and Councillors strongly believe that our village needs more smaller houses and bungalows, rather than more four bedroom properties. There is also serious concern about the infrastructure being overloaded, with inadequate sewage and drainage systems in our village. We wish to retain a village feel without putting new houses on inappropriate small sites, just to maximise profits for applicants.
- **Wildlife** – There may be an adverse affect on wildlife, particularly local bats.

- ii) S/2028/16/FL     The Carpenters Arms, 10     Richard Hurley     Extensions and alterations to  
High Street, Great             The Carpenters Arms to provide  
Wilbraham, CB21 5JD             no. 6 guest bedrooms, no. 1  
                         two bedroom apartment and a  
                         kitchen extension.

Members agreed that a no recommendation be made for the proposal. They would like to make the following comments: -

- **Car parking** – Councillors cannot agree that there will be adequate off road parking spaces if the business is to be as successful as the applicant hopes for, which would encourage on road parking. The three disabled parking spaces mentioned are not shown. There is restricted space for safe movement in the car park and a narrow access point close to a dangerous corner. This impacts on highway safety, particularly if more cars are parked on the road. If the new house is built it is fairly inevitable that cars from there will park on the road just by the entrance as they have inadequate parking spaces off road.
  - **Development** – Councillors note that there will be the loss of more than half of the restaurant space and loss of most of the storage space. It is a pity that the restaurant extension built in 2010 will be converted to guest rooms. A business plan was not shown so the viability of these changes cannot be verified. Villagers would be pleased to see the Carpenters Arms become more successful as it should be a valuable asset to the community.
  - **Consultations** – Although stated that various people had been consulted and given a positive response, this is not true as no opinions were given (apart from the residents at no. 14). The near neighbour at no. 8 is very concerned about the creation of the 4 new guest bedrooms in the flat roof extension. This changes a single storey building into a two storey accommodation unit. She is also concerned about new parking spaces close to her garden boundary and the possible increased use of the garden adjacent to her house and garden, all of which will create more noise and disturbance very close to her property.
  - **New house** – Application no. S/2018/16/FL relates to these applications, apparently as an enabler and is responded to separately. However, we would question whether it fails against policy DP/2 and DP/3 as the potential addition of a large new house changes the character setting of the village public house greatly, raising questions of urbanisation, and fails to preserve or enhance the character of the High Street scenic setting in a conservation area.
- iii) S/2035/16/LB    The Carpenters Arms, 10    Richard Hurley    Extensions and alterations to  
High Street, Great          The Carpenters Arms to provide  
Wilbraham, CB21 5JD          no. 6 guest bedrooms, no. 1  
two bedroom apartment and a  
kitchen extension.

Members agreed that a no recommendation be made for the proposal and repeated the comments to application S/2028/16/FL.

**(b) Tree Applications (to undertake work on trees situated in a conservation area)**

- i) CA380                      Land to the rear of 12-18 The    Mr Philip                      Removal of various trees  
20/07/2016                      Lanes                                      Gilbey
- Members agreed a no objection recommendation for the tree application.
- ii) CA 402                      Elm House, 5 Temple                      Mrs Betty                      Prune back trees on Parish  
03/08/2016                      End/Angle End                                      Pearce                      Council land to 2013 points
- Members agreed a no objection recommendation for the tree application.
- iii) CA416                      Angle End, Great Wilbraham,    Mr Anthony                      Removal of large Silver Birch  
08/08/2016                      CB21 5JG                                      Ryan                      Tree.
- Members agreed a no objection recommendation for the tree application.

16-17/48

**Dates of next meetings**

15<sup>th</sup> September 2016, 17<sup>th</sup> November 2016, 19<sup>th</sup> January 2017, 16<sup>th</sup> March 2017, 20<sup>th</sup> April (APM Annual Parish Meeting) and 18<sup>th</sup> May (Annual Parish Council Meeting)

There being no further business the meeting closed at 10.06pm.