

Great Wilbraham Parish Council

Minutes of the Meeting of Great Wilbraham Parish Council Held Thursday 11th June 2020 8.00pm via video conference

- Present:** Stephen Bartlett (Chair), Sally Ramus and Roddy Tippen
The Clerk, Natalie Mulvey was in attendance. Six members of the public.
- 20-21/18** **To receive and approve apologies for absence** – C Jackman, F Phippen and C Hanson had sent their apologies, which were accepted.
- 20-21/19** **Declarations of interest and dispensations**
- (a) To receive declarations of interest from councillors on items on the agenda – None
 - (b) To receive written requests for dispensations for disclosable pecuniary interests – None
 - (c) To grant any requests for dispensation as appropriate – None
- 20-21/20** **Open Forum for Public Participation (10mins)** - None
- 20-21/21** **Planning and tree applications**
- (a) **Planning applications**
 - i) 20/01804/FUL The Old Granary Mill Partial demolition of outbuilding and
Road Great reinstatement of remainder as cart lodge and
Wilbraham CB21 5JW the construction of a two-storey dwelling
together with construction of detached cart
lodge pertinent to existing dwelling

Meeting closed at 8.08pm

S Bartlett thanked near neighbours for joining the meeting and asked if they had anything further to add to the comments already submitted. A discussion took place on the numerous objections.

Meeting opened 8.20pm

Members discussed the application, which was for substantial five bedroomed property, replacing a subservient, small low-profile building (piggeries). The building was originally part of a grade 2 listed farm building associated with Kennels Farmhouse. The small building has already been converted and extended to provide space for a child-minding business in recent years.

Members agreed unanimously to OBJECT to the application with comments.

Members were extremely concerned about the potential impact of this proposed property due to the inappropriate scale and siting on the edge of the green belt, close to the conservation area. It is a rural setting on the edge of the village. The new house would be incongruous, dominating the site, and appear overbearing to The Old Granary and the listed property Kennels Farmhouse.

The plans are not clear with inconsistencies. The footprint of the new house appears to go beyond the permitted development line, encroaching on to restricted garden land. There are no height comparisons to show how the new house sits alongside adjacent properties, or proper measurements. The ground level slopes down to the west, so the new building would be even more dominant over properties and gardens in the High Street, and visually on the entrance to the village. The building of two 'cart lodges' for parking adds to this aggregation on the site.

There are currently stables and outbuildings (not owned by the applicant) adjoining the existing building, but there is no mention of how this would be dealt with.

Mill Road is used by large commercial vehicles on a regular basis and is busy at certain times. There are many reports of bats that live in the near vicinity, and concerns have been raised about these.

Whilst the applicants did not join the virtual meeting, three other interested parties did to

express their concerns.

Near neighbours strongly object, and some have raised a number of concerns about this proposal, especially relating to the dominance, overlooking / loss of privacy, hedges, and also the issue about a restrictive covenant in place.

20-21/22 Dates of next meetings

16th July 2020, 17th September 2020, 19th November 2020, 21st January 2021, 18th March 2021, 22nd April (APM Annual Parish Meeting) and 20th May (Annual Parish Council Meeting)

20-21/23 Agenda items for next meeting

Any business and payments, to be considered at the Parish Council meeting must be delivered to the Clerk for inclusion on the agenda at least 7 days prior to the meeting.

There being no further business the meeting closed at 8.31pm.