

ASHMANSWORTH PARISH COUNCIL

Minutes of the Meeting of the Council

Date: October 4th, 2011

Time: 7.30 pm

Place: Village Hall

Present: Alan Cox (Chairman)

Carol O'Shaughnessy (Vice-Chairman)

Councillors: Mark Benzing

Kieron Black

Johnnie Johnson

Ruth Kent (Clerk)

+ 10 local residents

This meeting was called with a restricted agenda, primarily to consider the new planning application for Red Roses.

Action

1. Apologies

None

2. Minutes of Last Meeting

Minutes of the meeting of September 13th 2011 were approved and signed by the Chairman as a true record.

3. Declaration of Interests

Ruth brought copies of members' Declarations of Interests for us to check and if necessary update. These were returned to the clerk for processing.

Regarding Red Roses, Mark pointed out that he lived next door at Cross Lane Cottage.

4. Planning Matters

Red Roses, Ashmansworth

Process Alan introduced this application before handing over to the applicants, Nigel and Susan Flawith, to describe their aims in more detail. Councillors then gave their individual opinions and this was followed by a general discussion involving all present. Finally Alan summed up the conclusions of the council but agreed to draft the wording to be submitted by the clerk off-line, to be approved by correspondence.

History It was explained that in 1987, the present house was built, replacing a small building with corrugated roof. In April 2008 an application was approved to enlarge this, but the work was not carried out since the applicant found this to be more expensive than demolition and replacement with a new building, especially due to stricter environmental conditions now in force. The three year validity of that permission has now expired. The new application is on largely the same footprint as approved in 2008 and the same height as the present building. It was reported that a further application for a garage has been submitted but not yet published. The applicants provided us with drawings of this.

Comments The proposal to demolish and rebuild was widely supported, since the present building, with a long, monotonous roof, was considered unattractive. Providing the property to be built on the site was of a suitable design it was felt that this could align with Local Plan Policies E3 and E6, encouraging preserving or enhancing the character of the Conservation Area and AONB (as also noted in justifying approval in 2008).

The site is quite exposed to view on entering the village along Cross Lane and the distant views from the site are impressive. Preservation of views from the conservation area was highlighted as important in the Ashmansworth Conservation Area Document. There was some concern that the length of the proposed building together with the proposed garage would reduce the distant views from Cross Lane.

Whilst the proposed development involves similar dimensions to those approved in 2008, it was felt by several people at the meeting that the proposed house was somewhat large for the site, especially when considered together with the proposed garage.

It was noted in the 2008 approval that privacy should be observed for neighbours, especially at Hallam and hence a condition of that approval was that the 4 first floor windows were required to have obscure glass and be non-opening. The proposed design now has many more first floor windows (9 on the north elevation and 2 each on the west and east) and there was a strong feeling that this would have an even stronger impact on neighbours in Hallam, Cross Lane Cottage and, more distantly, Fieldway. The applicants suggested using polarised glass that might prevent views and light pollution, but this might then give the appearance of mirrors at every window which was considered out of character with the area. If made non-opening, this would restrict the ventilation of the bedrooms, with a safety risk in case of fire. There was also a concern that the proposed design incorporated a very large (continuous, 2 storey) glazed area and it was felt that this was not sympathetic to the character of the conservation area.

There was general support for a new house to be built if the problems outlined above could be resolved and if suitable clay tiles and appropriate bricks were specified (to blend with those seen around the village). Ideally the design would reflect concerns that the house, especially with proposed garage, was somewhat too large for the site. In addition, that the proposed house was designed in such a way as to preserve and enhance the character of the conservation area.

It was also noted that the plans incorrectly show the layout of Cross Lane Cottage by not reflecting changes over recent years and that the current plan appears to move the western boundary of the proposed house closer to Cross Lane Cottage, though the extent is not totally clear from the documents presented.

Conclusions Our clerk was actioned to report to BDBC that we had no objection to BDB/75017 for demolition. With regard to BDB/75016, we object to the proposed development. The Parish Council does not object to a new building as such, provided this is designed in line with Local Plan Policies E3 and E6 to preserve or enhance the character of the Conservation Area and AONB (as also noted in justifying approval for another development on this site in 2008)). However, in relation to the current proposal we were concerned about the position, size and number of first floor windows overlooking adjacent properties (an issue specifically

Ruth

addressed in the 2008 approval). We are also concerned that the proposed design incorporates a very large (almost continuous, 2 storey) glazed area and it was felt that this was not sympathetic to the character of the conservation area. The council request use of appropriate clay roof tiles and suitable brick which preserve the character of the conservation area. There was also some concern expressed at the size of the proposed building (while recognising that this scale is similar to that approved in 2008) in the small plot, especially if the proposed garage is also permitted, The site is quite exposed to view on entering the village along Cross Lane and the distant views from the site are impressive. Preservation of views from the conservation area was highlighted as important in the Ashmansworth Conservation Area Document. There was some concern that the length of the proposed building, together with the proposed garage would reduce the distant views from Cross Lane.

There were no other **outstanding planning applications**

5. Footpaths

Alan reported that he had submitted an application for a grant from Hampshire County Council Small Grants Scheme for 5 stile kits to be used to repair or replace stiles within Ashmansworth. Carol reported no known problems with stiles in Crux Easton.

There was a misunderstanding over the proposal relating to some of the stiles and Kieron indicated that he therefore planned to resign. Subsequent discussion resolved the issue amicably and he withdrew this proposal.

6. Dates of Next Meeting

It had been planned to meet on 1st November but, since the meeting, new diary clashes have arisen so it has been moved to Thursday 3rd November in Crux Easton church at 7.30pm

The **Meeting** closed at 9.10pm