

Planning Report for July 7th 2020 PC meeting (to be held by Zoom)

20/01772/CLOPUD | Erection of a Garage to serve a residential property | 57 Church Lane Down Ampney

Down Ampney Parish Council objects to this application for the following reasons:-

- a). Insufficient information on proposed build materials. Timber cladding indicated for side of garage but no mention of roof or end wall materials.
- b). Timber cladding is not a suitable material for buildings in the village and stone should be used for the walls and tiles for the roof. Note that policy EN2 in the CDC Local Plan 2011-31 states that, "Proposals should be of the design quality that respects the character and distinctive appearance of the locality". Similar comment in the Down Ampney Village Design statement.

We also question if this garage is in front of the "build line" between 57 and Cherry Trees.

20/01471/FUL | Single storey side extension | East House 20 Laines Farm Down Ampney

There is no objection from the Parish Council on this application. Note that there is a major objection by the neighbours who are in the process of buying West House.

20/01329/FUL | New chalet dormer roof to provide a loft conversion. New front door to side of dwelling | Fieldview Down Ampney

This application was objected to by the Parish Council. The original design was then withdrawn and re-submitted without the gable roof extension. This new design was approved by the Parish Council. Original objection shown below.

The Down Ampney Parish Council strongly objects to this application for the following reasons:-

Design

Privacy and daylight.

Impact on listed building.

Does not take into account Cotswold District Local Plan policy EN2 and Design Guide rules in Appendix D.

Comment details:-

This property is in the centre of the village in a very prominent position as it is next to the drive to the village shop, hall and sports facilities. The design profile proposed is wholly out of keeping with the surrounding properties. The roof extension results in an unbalanced building profile.

Extension proposals must comply with the Cotswold District Local Plan 2011–2031 Design Codes in Policy EN2 and also Appendix D. It fails to do this in several areas.

Policy EN2 (page 138) states that "Proposals should be of design quality that respects the character and distinctive appearance of the locality". This policy applies (10.2.6) also in conversions and small extensions. This application fails to meet the requirements of this policy EN2.

In addition this application fails to meet the requirement of Cotswold Design Code D67 (page 214) in several areas. D67 section 1 refers to residential extensions as well as new

builds. This application fails to meet the requirements of 1a, b, c, d, e, f, g, h, l, n, o, p, and q. In particular D67 1a states “Extensions should respect the scale, proportions, materials, and character of the building, and 1f includes “Extensions should appear as a natural part of the evolution of the building and should look ‘right’.

There is a window in the property next door (Bakery House) on the ground floor and this has an impact on the application. Adequate privacy must be kept to next door and the 22 metre rule between adjacent properties applies.

For the many reasons stated above the Down Ampney Parish Council strongly objects to this application.

20/01329/FUL. Insertion of four roof-lights, new window to front upper elevation, new window to rear upper elevation and new door to side of dwelling:- Fieldview, Down Ampney.

Down Ampney Parish Council have no objections to this application. There are some reservations that the proposed triangular window does not “fit in” with the surrounding buildings.

19/03280/FUL. Additions to existing house at Cranleigh Church Lane Down Ampney.

Application refused by CDC but applicant has gone for appeal. Note that the Parish Council offered to meet up with applicant and CDC planning to discuss. Offer not taken up.

20/01034/COMPLY | Compliance with Condition 13 (levels) of Permission 17/03826/REM. Broadway Farm

Parish Council commented that the slope of the existing land must be maintained to stop any surface flooding on the northern and eastern boundaries. Land is higher in the north and slopes very gently to the south. This has been commented on several times.

Approved by CDC ignoring comments made by PC.

Compliance with conditions 5 (Material samples) & 11 (Finishes) of permission 17/03826/REM - Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings.

Parish Council has commented again that they do not wish to see red brick used on the development. We did believe that this has been agreed. More samples requested to be seen. CDC not commented ref red brick.

Wiltshire Council Planning application 20/01836/FUL

Site address:- Lake 97 Cotswold Water Park Latton Road Cerney Wick Wiltshire GL7 5QH

Proposed development:- Use of lake and lakeside for water recreational/leisure purposes and related activities. Erection of ancillary buildings and structures and associated works.

Objection from Down Ampney Parish Council.

Application has been withdrawn.

23rd June 2020