

Avebury Parish Council

Minutes of a meeting held by Avebury Parish Council's Planning Committee held on 16 April 2015 on site at Galteemore Farm, Beckhampton SN8 1QJ.

Start Time: 18:30

There were five members of the public present including a representative of architects Mitchell Taylor Workshop.

Present: Councillors Mr Andrew Williamson (Chairman), Mrs Maggie Lewis (Vice-Chairman), Mr David Brotheridge, Mr Mike Daniel, Mr Keith Howell and Ms Zandria Service.

In attendance: Miss Liz Moore (Clerk).

Apologies: Dr Mike Bedford (Vice-Chairman), Mrs Antoinette Kremer and Mr Paul Ryder-Morris.

Declarations of interest: none

Application for full planning permission for erection of an extension to the rear of the property at Galteemore Farm, Beckhampton SN8 1QJ. Application Ref: 15/02648/FUL. and

Listed building consent for internal alternations and extensions to the rear of the property at Galteemore Farm, Beckhampton SN8 1QJ. Application Ref: 15/02649/LBC.

Plans were examined by members and questions answered by the architect. Members noted the extension was to the south east of the existing farm house, and that the existing single storey building would be converted. The remodelling included a new porch as an addition to the east side of the main house.

Members noted the existing conservatory would be replaced by a larger, single storey timber and glass extension that wrapped itself around the rear of the house. The Chairman asked if the area was within the Beckhampton archaeological area of interest and Mrs Lewis said she believed it was; it was therefore likely that a watching brief would be necessary. The Chairman said that dazzle from plate glass windows could be an issue in the World Heritage Site but he thought it would not be the case here in a private garden setting.

Decision: It was proposed by Keith Howell, seconded by Mike Daniel and agreed unanimously that the Parish Council support the above applications.

Application for full planning permission for conversion of existing barn to provide rural workers dwelling at Galteemore Farm, Beckhampton SN8 1QJ. Application Ref: 15/02537/FUL.

Members visited the site, plans were examined and questions answered by the architect. Members noted the planned conversion of the metal cattle shed would be in brick, timber and slate and that the pitch of the roof would remain the same. The conversion would utilise the existing barn footprint but the eaves and roof of the western element of the barn would be raised by about one metre. The Chairman said that this increase of one metre would increase the impact of the building quite significantly. He also suggested the architects address the issue of possible dazzle from sunshine off plate glass windows at certain seasons and times of day. Mr Howell asked if the building would have an agricultural tie; the architect stated the building would remain associated with the main house and would stand

within the same curtilage. The Chairman asked members if they had received any comments from residents. Mr Howell said that other than the agricultural tie question, a local household had expressed concern about the view from their house. Members noted however that views were not a material planning consideration.

Decision: It was proposed by Keith Howell, seconded by Maggie Lewis and agreed unanimously that the Parish Council support the application subject to the following condition:

1. An evaluation is carried out on the impacts of reflectance of the south and east facing plate glass windows.

The meeting closed at: 19:22.