

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD AT MANOR FARM, AVEBURY TRUSLOE ON 21 APRIL 2022**

**Start time:** 18h00

**Present:** Cllrs Stephen Stacey (Chairman), Maggie Lewis (Vice Chairman), Ben Butler, Mike Daniel, and Bob Parker.

**In attendance:** Mr Robin Butler, Mr Dominic Hodge, and Mrs Sue Hodge.

1. **Apologies** for absence were received from Cllrs Paradise, Byatt, Bedford, and Service.
2. **Declarations of interest:** Cllr Ben Butler declared an interest as the applicant.

The Chairman opened the meeting with introductions of those present and explained how the meeting would proceed and how APC fitted into the planning process. He then invited Cllr Butler to present the planning application.

Cllr Butler outlined the history of the site and how the decision to redevelop had been reached. A mixture of changing farming practices, Brexit, and the need for diversification in farming were all part of the thinking. They had engaged consultants and a range of options was considered including housing and a hotel but the development of holiday accommodation was considered the best given its proximity to the WHS and other local attractions and the need to fit in with the community.

Referring to the plans displayed, he explained that there would be 6 units individually spaced to ensure privacy for the guests and that 2 of the existing buildings would remain with modifications to retain the street scene on approach and to help with site privacy. The aim is to attract small groups with a minimum of 2 nights stay and a high price point. The existing tenants on the site are either changing their jobs or looking for alternative premises.

The Chairman invited comments from Councillors and the following questions were raised:

- Traffic movements - at the moment there are approximately 400 traffic movements daily on Longfields and it is expected that the development will actually lead to a decrease in this number as tenants coming and going will cease as will farm deliveries and machinery using the site. It is hoped that guests will walk or cycle to reach local attractions.
- Parking - there will be undercover parking for all vehicles arriving at the site in one of the remaining barns which will minimize the visual impact of parked cars.
- Time frame - it was asked how long the redevelopment would take and Cllr Butler replied that the initial demolition of the existing structures would take approximately 4-6 weeks but beyond that he did not yet have any timings for the construction work. Mitigation measures will be put in place to minimise any inconvenience to neighbours.
- Comments from statutory consultees - Cllr Butler said that of the three consultees commenting so far, one comment had been addressed satisfactorily by the applicant's agent and comments from the other two are being addressed.

### 3. To answer questions from members of the public

The Chairman then invited questions from Mrs Hodge, who asked:

- Why was the development not following the layout of the existing site with an open view through to Avebury Trusloe? Some of the proposed elements are very close to the boundary of her property and she feared being overlooked in her house and garden, which share a boundary with the site. Cllr Butler replied that some of the elements of concern had already been relocated so as to be further away
- She expressed concern about windows of units facing her garden and in particular about Unit 3 being visible through the walkway
- She asked if the whole site will be cleared of foundations of existing buildings. Cllr Butler confirmed that it would be.
- She felt that the proposed walkway along the edge of the site, giving guests an alternative route out onto the byway, was unnecessary as it passes by the end of her house where her bedroom and hall windows are.
- She asked about arrival and departure times of guests. Cllr Butler stated that these would be at specific times as at similar properties
- She expressed concern about the number of guests that might be staying at any time and the noise that might be generated.
- She expressed concern about the visibility of the 2 units with double elevation.
- She stated that when she bought her property and undertook some work she was discouraged from installing north facing windows such as are in one of the units.
- She asked about the height of the pavilion in the centre of the site as it appeared tall on the plans. Cllr Butler stated that it was on slightly higher ground. The exact height of the structure was not clear from the plans before us.
- She stated that there were errors in the Heritage Statement regarding the ages of adjacent buildings. The report states that they are 19<sup>th</sup> century when in fact a number are much older than that.

Mrs Hodge gave some background to her objections. When she bought the house and land, she took out a deed of covenant to ensure her privacy from such developments and stated that she had been assured by Mr Robin Butler that there would be no development. Mrs Hodge invited the meeting to visit her property to see the effect the development might have on her home and garden.

Following the visit, the planning committee returned to the farmyard to discuss the application. At this point members of the public and Cllr Butler left the meeting and at 19h Cllr Daniel left the meeting for another engagement.

It was noted that a Trusloe resident, who wished not to be identified in the record but is not the applicant, had written to support the application.

After discussion, **it was resolved** that APC would support the application subject to clarification of the height of the pavilion (the implication being that it should be lowered if it was unduly prominent) and reconfiguration, relocation, or suppression of the walkway. Proposed by Cllr Lewis, seconded by Cllr Parker, and carried unanimously.

**End time: 19h15.**