

# Avebury Parish Council

Draft: minutes of a Planning Committee meeting held on-line on Wednesday 9 December 2020.

**Present:** Mr Stephen Stacey (Chair), Dr Mike Bedford (Vice-Chair), Mrs Maggie Lewis (Vice-Chair), Mrs Donna Byatt and Ms Zandria Service.

**In attendance:** Miss Liz Moore (Clerk) and the following guests: Mr Neil Baldock (up to and including item 4a), Mrs Dominique Ullens and Mr Philippe Ullens.

Time started: 19:34

1. **Apologies for absence:** Cllr Ben Butler, Cllr Lynzey Paradise and Cllr Terence O'Connor.
2. **Declarations of interest:** there were none.
3. **Questions from members of the public:** there were three members of the public present who had been invited to attend the meeting to answer questions about their respective planning applications. No questions were asked under this item.
4. **Planning applications:**

- a. Application for Full Planning at **Sarsen Kennels**, West Kennett, SN8 1QF.  
Ref: 20/07628/FUL.

Proposal: Removal of existing dog boarding kennels; and, the conversion & extension of existing shop/grooming parlour and kennels/kitchen to form 1 no. residential dwelling, with associated parking, turning, landscaping and private amenity space. (Resubmission of 19/03781/FUL).

The Chair invited Mr Neil Baldock to speak about his re-application for planning permission at Sarsen Kennels. Mr Baldock explained that there was one addition of a garage to the west side of the proposed bungalow and he was planning to demolish the existing kennels and kitchen to reduce the ridge height of the buildings on the site. He added that existing building footprints were being used in the redevelopment. The block plan was viewed on screen. In discussion members noted that sightlines would be improved as the ridge of the new garage would be the same height as the new bungalow; the latter having been previously supported by the PC.

**It was resolved** to support the application. Proposed by Cllr Service, seconded by Cllr Bedford and carried unanimously. Thanks were expressed to Mr Baldock for attending the on-line meeting that night. It was noted that the applicant was

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hoping to start the building work in the New Year.

- b. Application for Listed Building Consent at **The Henge Shop**, High Street, Avebury, SN8 1RF. Ref: 20/06053/LBC.

Proposal: replacement of existing windows and doors.

Having accepted the Chair's invitation to speak, Mr Ullens explained that for a long time he had wished to replace the windows of the Henge Shop with double glazing but the issue was that it was a Grade II Listed Building, which meant there would be extra control over what changes could be made to the building's interior and exterior. He had started the process two years ago and the plans had been discussed thoroughly with the officer in charge of conservation. The WC Officer's advice was to work with a company to put in a second layer / add a window to the inside and that this could be done for most of the original windows on the front right of the shop and some on the back. No planning approval was required for this option. The windows on the new part of the Henge Shop which included the front left of the shop and new office at the back could be replaced like for like as long as they enhanced the appearance of the building. Mr Ullens said that a new thin glazing had been developed by a UK company and that they were planning to work with a specialist installer based in Devizes (Martin Boyer). The work was urgent and the plan was to replace the rotting frames and storm windows with flush casing and Slenderpane slim glass units to tie in with the rest of the building, and allow the use of thermally efficient, slim double glazing. Photographs of examples of the proposed new Heritage windows were shown on screen as well as examples of the existing rotting window frames. In discussion members were highly sympathetic to the plans as the new windows would provide the appearance of single glazing but with all the benefits of enhanced noise reduction, security and thermal insulation and long overdue.

**It was resolved** to support the application. Proposed by Cllr Lewis, seconded by Cllr Byatt and carried unanimously. The Chair said that he was very grateful that Mr and Mrs Ullens had been in contact with Pippa Card (Senior Conservation Officer) for pre-application advice, as that would ensure that the design ticked the relevant boxes. The application was likely to be expedited as the window style had been pre-approved by Wiltshire Council and would result in a better looking building. Thanks were expressed to Mr and Mrs Ullens for attending the meeting that night.

The meeting closed at: 20:54