

Draft Planning Minutes of Teffont Parish Council held on 10th April 2018 in the Village Hall.

Present: Cllrs Blamey, Deane, Fisher and Worth

In attendance: Parish Clerk, 2 members of the public

Apologies: Cllr Aspden, Cordle and Wood

Questions or statements from members of the public.

None

Cllr Worth opened the meeting at 18.30

1. To receive and accept apologies.

Received and accepted from Cllrs Aspden, Cordle and Wood – previous engagements

2. Exclusion of the press and public

None

3. Declarations of Interest.

None

4. Planning – New Applications.

To consider the following planning application and make a response to Wiltshire Council planning.

○ **18/02186/FUL Sunrise, Teffont,**

In accordance with TPC's Standing Orders, the public were offered the opportunity to speak on this application.

Mr Bladen, the Applicant, summarized the application. The roof is made from tiles with asbestos which need to be replaced. It is also leaking badly due to poor work done in 2004.

There is no intention to add a second storey to the building, Mr Bladen stated the building structure could not support the weight.

Also due to the problem of weight, there are a very limited choice of tile to use on the roof. The structure of the house cannot support recommendations made in the VDS for thatch, clay or slate.

Visual impact. From the road by Magna churchyard looking up the square metre area remains the same at 48sq metres though it will be one flat surface without the step seen now.

Questions from Councillors

Cllr Deane asked why plastic slate could not be used. Mr Bladen explained these tiles were still too heavy at 25kg/m, the tiles he proposes to use are 13kg/m.

Water from the roof will go into a soakaway at the back of the property and into mains drains at the front.

Cllr Fisher requested a professional bat survey was needed. Mr Bladen explained he had done the survey using the Wiltshire Council Ecological Checklist. He had submitted his report to the Ecological department for approval and will adhere to any recommendations they may make. He stated there were no bats in the roof. He confirmed the gable end of the building will be horizontal boarding.

Cllr Blamey requested confirmation that the ridge height would increase by between 1 and 2 metres. He also asked why the russet coloured tile and were they interlocking?

Mr Bladen confirmed the ridge height explaining that the 45° pitch worked with any tile on a roof, however the tiles he would like to use would work at 35° but he had added some leeway for safety. The colour choice of tile was russet or blue/black, he showed examples of both and also of a weathered russet tile he had managed to source. This took the sheen off the surface of the tile. He stated the tiles were not interlocking.

Comments.

Cllr Deane felt the application was an incomplete submission with more information needed on drainage particularly.

Cllr Fisher requested consideration of reducing the pitch to 40° to reduce the ridge line. She was undecided on colour choice.

Cllr Blamey would also prefer a 40° angle to the roof. He was still unsure whether the house should be restored as is or whether it would be better to update it more in keeping with other houses in the village.

All Cllrs were agreed it was necessary work to the house and there had been sensitive consideration to the upgrade.

Cllr Worth requested a vote. 2 Councillors were in favour so the application was supported by TPC, but it was requested the Clerk write to planning with some comments for their consideration.

The Clerk will report back to Planning Department stating that TPC supports the application with the following comments.

- The pitch of the roof. Could this be reduced to 40° from 45°. This would lower the roof line which is significantly higher than the original.
- The material and colour of the tile to be used. The Applicant showed Councillors 2 colours, russet and a blue/black.
- Whether the Applicant should be trying to replace like with like, which they appear to be doing or whether it is more beneficial to the look of the village as a whole and the considerations in the VDS that the building is updated in appearance to be more in keeping with other properties in the village.

- 5. Date of next meeting:** The next meeting will be the Annual Parish Meeting on 8th May 2018, in Teffont Village Hall.

Cllr Worth closed the meeting at 19.02