

# Sibford Gower Parish Council

Minutes of a meeting of the Parish Council held on **Wednesday 8<sup>th</sup> July 2020** at **7pm** via Zoom video conferencing

Present: Cllr Pidgeon, Cllr Mallows, Cllr Allen, Cllr Berks.

In attendance: 3 members of the public, Clerk.

## Business

1. **Apologies for absence** – None.
2. **Co-option of new councillor** – It was proposed and agreed that Lydia Thomas be co-opted onto the parish council. Lydia completed her Declaration of Acceptance of Office.
3. **Members declarations of interest for items on the agenda** – None.

## Assets and services

4. **Update on Land Management Proposals** – In December the Parish Council (PC) agreed to go ahead with the landscape management review with Sacha Barnes Ltd. Sacha Barnes no longer have the time to complete this work so have requested that the PC transfer the work to Briarwood Landscape Architects who will provide the same services on the same terms as agreed with Sacha Barnes Ltd. Proposed and agreed. **Clerk to cancel the contract with Sacha Barnes and instruct Briarwood Landscape Architects.**

## Planning

### 5. **Planning applications received**

**20/01603/AGN – Parsons Barn Farm, Shutford Road, Sibford Ferris.** Erection of a farm workshop and secure storage for equipment plus wood store for the Farmhouse. **Sibford Gower Parish Council wish to OBJECT to this application.** The property is located in a relatively isolated rural position with one adjacent neighbour whose property was formerly part of the previous farm/hay and straw/shavings business operating from this site.

Currently, the site is occupied by three separate business activities – small farming operation comprising c 25 cows and calves / Gentlevan Removals – removals and associated storage facilities/ Cotswold Eggs Ltd – egg storage, packing and distribution plant. This represents a considerable degree of diversification on this modest farmyard site.

The proposed new building will have a surface area of 336m<sup>2</sup> (the existing building is 180m<sup>2</sup>) which is an increase of 156m<sup>2</sup>. It will be for the Planning Officer to review this 86.7% increase in surface area within the context of the relevant planning law, together with the potential overdevelopment of the site.

The design and external appearance of the proposed new building would appear to be broadly in accord with the existing secure storage buildings. However, we are concerned that, due to the siting of this much enlarged new building, it will materially dominate the adjacent property (Five Corners) delivering an adverse impact on quality of life for the resident.

There are concerns regarding the proposed wood store, namely:

- the applicant states that it will be located on an existing footprint, although fails to provide supporting evidence
- the indicated dimensions (4.8m x 7.8m) present as excessive for known farmhouse requirements, with identified access only gained via the one shuttered door identified on the Front View
- consideration should be given to incorporating the domestic wood store within the proposed workshop and secure storage area.

The previous planning history for the site is identified as a material consideration:

16/01834/Q56 – change of use of existing cart shed to 2 dwellings – refused 03/11/16

18/00759/F – retrospective – commercial change of use of former agricultural building to B8 storage and associated commercial vehicle parking (Gentlevan Removals) – approved 26/08/18

19/02967/F – retrospective – change of use of former agricultural building to form an egg storage, packing and distribution plant (Cotswold Eggs Ltd) – approved 28/02/20

There are a number of concerns identified:

- the proposed new building could become occupied by another separate business venture, thereby creating a significant light industrial complex in this rural location
- a subsequent “change of use” application could be submitted for residential accommodation

Should the application be approved, we would request that due consideration be given to the provision of specific conditions with regard to:

- clearly identified working hours during demolition/construction
- the impact of potentially excessive noise in regard to the close proximity of the adjacent property (Five Corners) to the site
- restricted use for the new building specifically in connection with the existing farm operation, associated machinery and wood store for the farmhouse, and for no other purpose whatsoever.

**20/01634/TCA – Sibford Gower Endowed Primary School, Main Street, Sibford Gower.** Tree works as per tree report. **No comment.**

**20/01688/TCA – Temple Close, Temple Mill Road, Sibford Gower.** T1 x Black Walnut – Crown raise over property to give clearance of 2.5m removing secondary branching back to suitable points only. T2 x Lime – Crown raise by up to 4.0m. T3 x Lime – Pollard at up to 4.0m as tree has failed at union in past storms, remaining sections now unbalanced with decay at base of failure. **No comment.**

## 6. Planning decisions received

**20/00954/F - Top Barn Farm Agriculture Building, Unnamed B4035 Single Carriageway 6811256, Sibford Gower.** Creation of single dwellinghouse through conversion and partial re-building of existing barn with parking, amenity space, landscaping and associated works in replacement of dwellinghouse permitted under 18/01094/Q56. **Approved.**

**20/01086/F – Muddle Barn Farm, Colony Road, Sibford Gower.** Alterations and conversion of existing stable building to provide a gym and swimming pool and change of use of land to amenity land, providing tennis court associated with dwellinghouse replacing existing manège. **Approved.**

**20/01258/TCA - Leasowe House, Bonds End Lane, Sibford Gower.** T - 1 Cedar - Fell. Poor specimen tree growing beneath a more dominant tree. T2 x 2Cedar - Crown thin 15% and raise over garage by 2.0m, drown clean moving all deadwood (exempt) and branches damaged in storm. **Approved.**

## 7. Other planning issues

**CDC Local Plan Review 2040:** formally recording the intention of the Parish Council to seek re-categorisation to a Category B village, and update with ref to CDC Sustainability Appraisal Scoping Report – It was proposed and agreed to seek re-categorisation for Sibford Gower as a single category B village.

Meeting closed @ 7:57pm

Signed..... Date.....