

# Sibford Gower Parish Council

Minutes of an extraordinary meeting of the Parish Council held on **Monday 21<sup>st</sup> February 2022** at **7pm** in Sibford Village Hall, Sibford Gower

Present: Cllr Mallows, Cllr Allen (Chairman), Cllr Berks.

In attendance: 4 members of the public, County and District Cllr George Reynolds, Clerk.

## Business

**95. Apologies for absence** – None.

**96. Members' declarations of interest for items on the agenda** – Cllr Allen declared that he is an immediate neighbour to application 22/00332/F therefore will abstain from voting on that item.

**97. To approve the minutes of the Parish Council (PC) meeting held on 13<sup>th</sup> January 2022** – The minutes were proposed, agreed, and duly signed.

**98. Councillor vacancies/upcoming elections** – There were 2 councillor resignations in December. Notices have gone up about the vacancies but so far there has been no interest in filling the vacancies. There will be elections held for all 5 places on the council in May 2022 with forms available from late March. The period in which applications can be submitted to the District Council will be 29<sup>th</sup> March to 5<sup>th</sup> April. If 5 or less people apply anyone who has applied in the nomination window will automatically be considered elected to the council. If there are more than 5 applications an election will be held. It was noted that the councillors are aware that at least 1 existing Cllr will not be re-standing for election in May so it is very important that parishioners who are interested apply as if there are less than 3 applications submitted the PC cannot function as it will not be quorate.

## Planning

### **99. Planning applications received**

**22/00100/F – Whitts End, Main Street, Sibford Gower.** Addition of a small obscure glass window to the side of the house as part of a garage. **Sibford Gower Parish Council SUPPORTS this application.** This application has a minimum impact on the adjacent property, and seeks to address the specific needs associated with a long-term medical condition. Given the very restrictive access provision associated with this location, the size and scheduling of delivery vehicles, appropriate storage of materials on site, parking of all work-related vehicles, together arrangements for vehicles already associated with the site, will require a comprehensive and sensitive management programme. (Response made using delegated powers).

**22/00102/F – Littlebury, Backside Lane, Sibford Gower.** Conversion of loft to habitable accommodation and associated alterations, including rooflights and dormer window to west. New bay window to west at ground floor. (Submission predominantly a renewal of 17/01587/F). **No comment.** (Response made using delegated powers).

**22/00332/F – New Rectory, Acre Ditch, Sibford Gower.** Erection of a double garage to the front of the dwelling to allow for overnight parking spaces. **Sibford Gower Parish Council OBJECTS to this application.**

The proposed site is not within the conservation area, but has a direct impact to the west where the hedge forms the boundary with the conservation area. The south elevation benefits from extensive and uninterrupted views across pasture land which is within the conservation area.

Acknowledging the recent planning history for this site, the Design and Access Statement submitted as part of the initial planning application (21/01437/F) continues to offer the context for this site.

The absence of any designated garage/outside storage was raised by the PC earlier. This was subsequently accommodated within the planning consent for 21/01437/F as Condition 9.

When the initial planning application for the site (21/01437/F) was submitted, the Design and Access Statement identified several references which specifically identify and emphasise particular siting issues eg: *“The existing site plan...identifies a stepped or staggered line of building frontages we have observed and responded to local context by maintaining this pattern. ”* (p3). Further references identify the intention to *“maintain the urban grain”* and *“a real sense of open space generated by the large front garden”* (p5), together with *“establishing a slightly elevated ground floor level at the front to take in the views to the south”* (p16).

The urban grain previously referenced does not identify any other significant built feature in a front garden in this part of the village, while the Location Plan accompanying this application clearly identifies the challenging location proposed for the double garage.

While the positioning of the new dwelling was referenced as *“responding to urban grain and street scene”* (p17), the current proposal for a double garage in the front garden would appear to directly contradict such concerns, now, apparently, no longer deemed relevant. It would have a significant negative impact on the street scene by reducing the general sense of openness for this particular part of the village, and severely obstruct the *“views to the south”*, previously identified as being a particularly significant feature of the earlier application.

The refusal through Appeal of planning application 07/02505/F should be considered a material consideration in regard to this application.

Should the application be approved, there is concern that continued “planning creep” could seek to further enlarge the garage through the provision of additional accommodation/workshop/storage facilities in the future.

Should the applicant wish to provide secure garage facility to the front of the property, perhaps the possibility of incorporating part of the approved basement could be considered, thereby avoiding potential concerns from neighbours in regard to the negative impact associated with other possible locations on this site.

**22/00336/F – 1 Meadow Crest Cottages, Burdrop.** Single storey rear extension and canopy over front door - re-submission of 21/00565/F. Sibford Gower Parish Council **OBJECTS** to this application.

While noting that this application has been significantly scaled down from the previously withdrawn 21/00565/F, there continues to be a number of concerns associated with this property, identified as a designated asset within the conservation area, namely:

Canopy over front door: The siting of the proposed canopy would cause run-off to fall onto the adjacent property`s front door area.

Structural damage: Due to the age of this group of properties, it is likely that they do not benefit from robust foundations. The intrusive nature of any significant construction works, therefore, generate the very real possibility of structural damage to adjacent properties.

Party wall/Maintenance: The plans show varying detail in addressing potential party wall issues, and offer no provision to facilitate regular maintenance requirements for adjoining properties.

Mains services: No evidence is provided to identify access and delivery of shared mains services, including fuel oil, within the constraints generated through the terraced nature of these cottages.

Highways: The plans fail to reflect the very constrained highways provision which is a dominant feature in this restricted and congested location – very narrow road, no separate public footpath, extremely limited off-street parking availability for residents, no rear access to the property, close proximity of doctor`s surgery with associated additional on-street parking requirements.

Construction works: Given the previously identified highways constraints, any provision for the delivery and storage of materials, together with parking requirements associated with works related vehicles, would have an increased negative impact in an already hazardous location.

**22/00357/F - The Dovecote, Burdrop Farm, Burdrop.** Construction of conservatory. **No comment.**

**100. Planning decisions received**

**21/03450/F – New Rectory, Acre Ditch, Sibford Gower.** RETROSPECTIVE - Two storey detached replacement dwelling, with semi-basement. **Approved.**

**21/04018/LB – Gowers Close, Main Street, Sibford Gower.** Replacement of double height bay window to rear elevation. **Approved.**

**Community Development**

**101. Work completed on the pond** – This item was put on the agenda as the councillors wish to thank the volunteers who have spent quite some time and effort cleaning the pond. The work has had to be put on hold due to personal reasons of one of the volunteers but they intend on completing further work/planting in the coming weeks. The councillors are very grateful for their hard work.

**102. Queen’s Platinum Jubilee Celebrations – Proposal to fund up to £500 towards a Platinum Jubilee Celebration which will be organised by a group of volunteers from the Sibfords** – Proposed and agreed.

**103. Annual Parish Meeting Plans** – The Annual Parish Meeting will be held on 8<sup>th</sup> March 2022. The meeting will include discussion about the upcoming elections, Platinum Jubilee Celebrations, and the possibility of applying for a 20mph speed limit within the current 30mph areas of Sibford Gower. It was agreed that the PC will provide refreshments for the meeting.

**Meeting closed @ 7:47pm**

**Date of next ordinary meeting – 31<sup>st</sup> March 2022**

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