

**Minutes of the Extraordinary Meeting of Potterne Parish Council
held on Monday 27 July 2020 at 7.00pm via Zoom**

Present: Cllr Peter Balls (Chairman) (PB); Cllr John Chandler (Vice-Chairman) (JC); Cllr Richard Clark (RC); Cllr Carol Clifford (CC); Cllr Robert Hunt-Grubbe (RHG); Cllr Andrew Huntley (AH); Cllr John Mann (JM); Cllr Nesta Pudney (NP);

Also present: Karon Van Den Bergh (Clerk), 4 members of the public

Apologies: Cllr Philip Abbatt (PA); Cllr Chris Twiney (CT); Cllr Tony Molland (TM)

Absent: Cllr Anna Cuthbert

29/20/21	Welcome and Apologies: The Chairman welcomed Councillors and received apologies.		
30/20/21	Declaration of Members' Interests: None		
31/20/21	Open Session 2 couples, The Applicants, Dr New and Mrs Dawney-New, outlined their submission for consideration. Their neighbours, Mr and Mrs Knight, outlined the reasons for their objection to the application.		
32/20/21	Residential Development: a) The following application was considered:		
	20/04704/FU L	Otago Hartmoor Devizes SN10 5JS	Re-submission of Full Planning Permission (19/07227/FUL) for the demolition of the existing dwelling and associated works (incl. of Ecology Survey, Heritage Impact Assessment and reduction in overall massing)
Potterne Parish Councillors UNANIMOUSLY OPPOSED this re-submitted application, with the following objections: - 1. The floor area of the proposed new dwelling is 43% greater than the existing building (hardly the ' <i>modest increase</i> ' claimed by the applicants), and the proposed frontage approx 20% wider. Thus, it would be significantly larger than the building it replaced and would not fit comfortably within its triangular-shaped boundary. The Otago site is not large enough nor appropriate for the scale proposed. 2. The site is in a prominent position overlooking the beautiful and unspoilt wide valley between Furze Hill Lane and the A360: indeed a reason stated for the proposed building having a inverted-living design is to exploit ' <i>the elevated wide and open views</i> ' over such valley. However, the proposed building would dominate the valley and be visible over a large area, causing major visual harm to the character and appearance of the landscape. The Council highlighted the sensitivity of this area, as recognised by the Potterne NDP (based on replies by a majority of the adult residents to a detailed			

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	<p>questionnaire) in seeking “to ensure there is protection to specific views in and out of the village” (NDP para 2.1 ‘Objectives’). The application does not comply with such objective.</p> <p>3. The NDP also states (para 2.1 ‘Objectives’) that there should be maintained “the distinctive character of the village by ensuring that there remain green corridors between the settlement boundaries of Potterne, Devizes and other nearby villages”, and the Council was concerned that were this application to be approved it would create an undesirable precedent for future applications that would undermine such Objective.</p> <p>4. Despite the ‘<i>clever choices of materials</i>’ the applicants claim will be used, the proposed dwelling would not blend well with its setting; the NDP notes that residents felt that the least desirable style for new buildings was modern architecture (NDP appendix C.5 ‘Residential Development (style)’).</p> <p>5. The site is immediately adjacent to Hartmoor Farmhouse, a Grade 2 listed building, whose garden is overlooked by what is currently a bedroom window on Otago’s south west elevation. The proposed dwelling is to be built on the existing footprint so would remain a mere 6.6 metres from the boundary with Hartmore Farmhouse. The proposal is for an inverted-living house with bedrooms on the ground floor and living accommodation on the top floor; according to the applicants such an arrangement “<i>protects the prime views for enjoyment during the daytime</i>”. Hartmoor Farmhouse would now be overlooked from what seems a larger window than before in what would be the new kitchen - obviously a much busier room in daytime than the existing bedroom - with views admitted to be “<i>almost identical to those of the existing gabled window</i>”. It is suggested that any new house here should have <u>no</u> window on the SW elevation overlooking the garden.</p>
	<p>Date of next meeting: Wednesday 5 August 2020 at 7.00pm</p>
	<p>The Chairman closed the meeting at 7.40pm</p>

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