

**Meeting to consider Application for full planning permission and listed building consent for alterations to The Manse Thornton Steward
16/6/16**

See list of those attending. Chair taken by Chris Leak in the absence of the chairperson Maureen Ayre.

Minutes taken by Sandra Nix

An email from the applicants Mr and Mrs Britton was read by the Chair outlining their intentions with regard to the property renovation. The applicants did not attend the meeting.

The meeting was in favour of renovations which would return the property to its former Grade 2 listed condition and commended the applicants on the scale of this work.

A discussion as to the proposed work in the grounds of the house highlighted a number of concerns as to scale, use and proximity to adjoining property.

Position - It was felt that this building would block existing light source from Woodcote the adjoining property due to its overall height and size, proximity to boundary walls and orientation.

A reduction in eaves height has been sought and a suggestion that if the building stayed in its proposed position that it be turned to lessen the reduction of light into the adjoining property.

It was suggested that the building, being an agricultural store, might be better positioned in the field area where it could then be constructed in a more traditional material for such buildings ie. Wood

The meeting felt that the proposed building was too close to the boundary with Woodcote and questioned the need for this.

It was thought that parked vehicles above the building would further encroach upon the privacy of Woodcote and that the noise of such vehicle access and parking would be detrimental overall.

Size - Questions were asked as to why this building needed to be so large. It was pointed out that the field associated with the property was less than an acre which would limit the type and number of any livestock which could be farmed and this suggested that the building was disproportionate in size to its purpose.

Questions were asked as to future use of this building suggesting a possible increase in vehicle noise and detriment to the adjoining property's privacy.

It was queried whether a restriction might be applied to the building limiting any future change of use. The meeting questioned the need for roof lights in an agricultural store.

Foundations – A query was raised in connection with the need for excavation and laying of foundations for the new building in its proposed position. The present owner of Woodcote had encountered difficulties with the stability of the land as it slopes towards the dale and had been obliged to strengthen foundations when constructing the house. She is understandably concerned about any disruption to the land next to the west boundary in that it could destabilize the existing foundations to her house. It has also been suggested

that the removal of two very large trees might also have a destabilizing effect to the land overall.

A question was raised as to whether the building is subject to the Act controlling boundary walls and excavation as currently of concern in London at the moment.

A further question was raised as to the suitability of the proposed drive materials in connection with drainage. The recent heavy rains over a number of years now has given rise to concerns as to the passage of water in such circumstances. Such an accumulation of water could further destabilize the bank especially where trees are to be removed also.

Summary

The meeting supports the alteration and repairs to The Manse and commends the new owners for their renovation plans.

It was felt, however, that the plans to construct outbuildings, change ground levels and the movement of vehicles within the boundaries of the property were detrimental to the adjoining property in their present format. That they threatened the stability of the adjoining property and presented a considerable loss of amenity with regard to privacy, noise and light.

Particularly that there were a number of ways in which this loss might be addressed by a repositioning and scaling down of the proposed building and that a wall might be built to run from the existing garage to the end of the boundary with Woodcote of such a height that noise and loss of amenity might be limited.

It was felt that a site meeting with the Planning Committee would assist in the formulation of alternative plans for the outside areas.

The meeting closed and the Chairman thanked everyone for their constructive suggestions.