

APPLICATION REFERENCE NO: 17/12491/FUL

Proposal: Construction of 2 no. 3 bedroomed semi-detached houses with integral garage, 2 x parking spaces with turning area.

Address: Land adjacent to Church Farm, 16 Main Street, Keevil Wiltshire BA14 6LU

Case Officer: Matthew Perks

Comments to be received by: 16th February 2018

At a meeting held on 27th January 2018, Keevil Parish Council considered the above application/amended plans and has the following response to make.

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Support subject to conditions (please set out in box below)
<input type="checkbox"/>	Object (for reasons set out in box below)
<input type="checkbox"/>	No Objections

Suggested special conditions/reasons based on local knowledge:

A number of concerns were raised about the development and its relationship to the Keevil Village Design Statement (VDS). The VDS says that one of the Village Setting Guidelines should be that existing boundary walls and hedges are important features throughout the length of Main Street and should be retained. The VDS also says in its Settlement Guidelines that: -

- Development should respect the historic pattern of the village.
- Much of the village is designated as a Conservation Area. As a result, it is desirable to preserve or enhance the character or appearance of the Conservation Area.
- Open Spaces or gaps, which make a significant contribution to the character or appearance of the street scene should be protected, particularly where they provide views to the open countryside.

The PC believes that the principles expressed in the VDS should be observed as far as possible. However, the PC is not opposed to the development of this site provided consideration is given to the following points: -

- (i) The PC believe that the 2 houses on this site should be smaller than proposed so as not to be intrusive in the street scene.
- (ii) Construction materials used for these dwellings should be in keeping with their surroundings.
- (iii) This application should not set a precedent for further infilling along Main Street.

Signed: George Goodwin Date 27th January 2018
 Parish Clerk

Please return the completed form to developmentmanagementwest@wiltshire.gov.uk