

	<p>Online Comments</p>
<p>Application No</p>	<p>17/12491/FUL</p>
	<p>MY OBJECTION AND COMMENTS BASED ON THE APPLICATION WRITTEN STATEMENT</p> <p>The written statement claims to retain the character of the street scene by keeping some of the original front wall. It also claims the buildings will not be visible unless viewed head on.</p> <ul style="list-style-type: none"> • This proposal concerns the most historically important area of the village. Little Talboys, the property whose occupants are most affected, is a Grade II C15 thatched cottage with rare Cruck-built timber frame. To the other side of the school is Talboys, a Grade I C14 timber framed Tudor hall; and Blagden House, a Grade II C17 gabled dwelling of considerable character. Opposite are Beech Cottage and Beach House, both Grade II C17 timber framed cottages, one still thatched, and The Manor, a Grade I listed C16 gabled dwelling one of the finest in Wiltshire and possessing many important features outside as well as in. Behind is the Church, which dates from C13 and is Grade II* listed. • I do not believe the proposed development compliments or respects this heritage either materially or in spirit. Indeed I think it would be immensely damaging to the character, look and feel of this part of the village. • I note the photographs supplied are of limited use in understanding the full context of this application since they do not adequately show the street scene. I appreciate that the proposal does not site the dwellings as far forward as Church Farm and Little Talboys, but they will still be visible from a considerably wide angle. In addition, the car park in front will be very visible and therefore detrimental to the character of the village. <p>The written statement claims that the development compliments the Keevil Local Development Scheme:</p> <ul style="list-style-type: none"> • I was not aware of an LDS for Keevil and would like the opportunity to see this document. The only one I can find through an online search is the Wiltshire LDS 2017 and I cannot see that it has a section for Keevil. <p>The written statement claims to respect the Conservation Area by siting and use of appropriate building materials:</p> <ul style="list-style-type: none"> • The Keevil Conservation Area preserves the special character or appearance within or adjacent to this area as the primary consideration when assessing proposals for development. Stricter planning controls exists in conservation areas.

- Whilst there is no detailed document or list of proposed building materials, the street elevation drawings include proposed external materials such as mixed red facing brick, PVCu windows and doors, PVC roof fascias and soffits, and heavy plastic black rainwater goods. In my view these type of materials detract from the historic surroundings and ignore both the letter and spirit of the Conservation Area as well as the Keevil Village Design Statement.

The written statement proposes 2 three-bedroomed semi-detached houses:

- The plans clearly show four upstairs rooms plus a bathroom. The claim that one of these rooms is a study is disingenuous, since there are no special requirements that designate it for that purpose.
- The proposed houses are far too large for the plot. Neither Keevil nor West Wiltshire has need of houses with four upstairs rooms.

The written statement asserts that buildings to the rear of the plot are not listed:

- There are no buildings immediately to the rear. The non-listed dwellings referred to are behind Church Farm, the adjacent property owned by the applicant. There are a large number of important listed buildings in the immediate and close vicinity, several of which are among the most historically important to both the village of Keevil and the county of Wiltshire.

The written statement makes provision for 4 cars:

- This proposal is one property away from a busy and popular primary school which, at peak times, already puts an almost intolerable strain on the narrow road in and out of our village. At such times cars are already often dangerously parked along the length of Main Street beyond bends in the road at either end, reducing the road to the width of a single vehicle. As such, the situation has become at times terrifying as moving cars must commit without being able to see around the bend, and there is nowhere to pull in when meeting a car travelling in the opposite direction except – with some difficulty – the drive to the Manor and the track to the side of Beach House. To add yet more cars to this situation seems sheer folly – people trying to get into or out of the entrance to the proposed dwellings will find it at best frustrating, and at worst almost impossible. It will add yet another layer of danger.
- The risk of visitors to those dwellings parking cars on the narrow main road also deeply concerns me. There is only one road into and out of our village, and it is narrow. ANY car parked on the road is problematic, and in the area of this proposal, even more so because of the bend in the road and the proximity of the school.

MY COMMENTS VIS-À-VIS THE MEETING AND MINUTES OF THE PARISH

COUNCIL PLANNING COMMITTEE on 27th January 2018

- The recommendations of the Parish Council only support the application if it respects and adheres to the guidelines set out in the Keevil Village Design Statement, as per its response dated 27th January. I do not believe the current application proposals meet those guidelines.
- The Keevil VDS is an important (and current) standing document. VDS' influence the way the statutory planning system operates locally because they are approved as a material consideration in the planning system. Our VDS was adopted by the then District Council as Supplementary Planning Guidance on 12th March 2003, and committed to its reference for all applications for new development in the village.
- There has been no notification of this or other such planning meetings in the Parish Council notes in the Parish Magazine. Whilst we do have a popular website, and such notices are listed there as soon as possible, most villagers rely on the magazine in the first instance to make them aware of the things they might want to know.
- The application is dated 20th December 2017, yet it did not appear in the weekly email of planning applications until 23rd January 2018. A search of the weekly list on Wiltshire Councils website brings it up for w/c 8th January. All of which means holding a meeting on 27th January left no time for villagers to be properly informed. I suggest that this has been too rushed, that the Consultation expiry date set of Friday 16th February is too soon, and the target date for decision of Thursday 8th March is premature.
- I note that the Western Area Planning Committee meeting for Wednesday 7th February has been cancelled, and that the next meeting is Wednesday 7th March. As this will be the first opportunity for members of the public to raise concerns with the Planning Committee, I again suggest your existing timetable is too premature and ask that you reconsider so that all concerned have the opportunity to know and consider all the facts properly.

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Date:	05/02/2018