

KEEVIL PARISH COUNCIL

APPLICATION REFERENCE NO: 18/07717/FUL

Proposal: Development of a single 3 bedroom unit house with associated double garage, garden, driveway and access

Address: Land at 63-65, Martins Road, Keevil BA14 6NA

Case Officer: James Taylor

Comments to be received by: 28th September 2018

At a meeting held on 8th September 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 type="checkbox"/>	Support subject to conditions (please set out in box below)
<input checked="" type="checkbox"/>	Object (for reasons set out in box below)
<input type="checkbox"/>	No Objections

Suggested special conditions/reasons based on local knowledge:

1. We consider it disingenuous of the application to call this application Phase 2 of the previous renovated cottages at 63 – 65 Martins Road. Both of these applications are stand-alone applications, and this terminology seeks to give additional credence to this application.

2. The Application used the formal term ‘Greenfield’ when describing the Airfield which is adjacent to the boundary of the proposed plot. There is no ‘Greenfield’ land in Keevil.

3. Core Policy 57 requires ‘high quality design and place shaping’. One of the criteria of CP 57 is to be ‘sympathetic to and conserving of heritage assets’ We do not consider the current plans to be of high quality and fail to see how the placement of this proposed dwelling would in any way conserve the heritage of the cottages at

63 – 65 Martins Road.

** The applicant refers to the plot as ‘redundant land’. This land was until recently a part of the gardens of 63 – 65 Martins Road. It is only now ‘redundant’ because of the actions of the applicant, i.e. fencing the original plot to form the gardens and parking areas of 63 – 65 Martins Road, and the proposed new site. This terminology appears to be attempting to negate Core Policy 58, Heritage Assets. The proposed dwelling and garage will dominate the rear view of each of the properties 63 – 65

Martins Road, all of which are Grade II properties.

5. Parking. Keevil Parish Council commented on the application to renovate the three cottages, 63 – 65 Martins Road, in respect of asking for 7 parking spaces to be provided. This was not taken into consideration when this planning was approved.

The land where the proposed dwelling would be located could have easily provided a more appropriate amount of parking for the cottages. We feel that the proposed dwelling will exacerbate the already poor parking situation in Martins Road, which is very close to the junction with Martins Lane.

6. Paragraph 2.9 of the Design and Access statement tries to suggest that because a fence has been erected, the land of the proposed dwelling is not a part of the historic asset which is 63 – 65 Martins Road. We totally refute this suggestion. Whatever the case, there is still an impact on these three listed properties and to suggest otherwise, is again disingenuous.

7. The NPPF states that infill on conservation land should only be approved providing it does not cause ‘substantial harm to a heritage asset’ With all factors being taken into consideration, Keevil Parish Council feels that this is over development of this site and would cause substantial damage to the heritage asset which is 63 – 65 Martins Road.

8. The height of garage appears too high, at 5.3m which exceeds the accepted height under permitted development of 4m, and subsequently seems to dominate the site. The height of the house and its size appear to be disproportionate to the plot of land. We feel that this development will dominate the site and nearby properties and will have a detrimental impact on them.

9. The proposed development is not classic infill, but is in the back garden of listed buildings.

10. In respect of all the above factors, Keevil Parish Council object to this development. We ask that our elected member, Cllr Seed, call this application in to The Western Area Planning Committee.

Signed: ..Richard Mills

Parish Clerk

Date 8th September 2018

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