

HAM PARISH COUNCIL

MINUTES OF A PLANNING MEETING

A planning meeting of Ham Parish Council took place on **Friday 23 February 2018 at 7.20pm** in the **Village Hall**.

Present: Mr R. Buchanan-Dunlop (Chairman), Mr N. Jones, Mr J. Marriage, Lady Walker and 19 members of the public.

Apologies: Mr C Dean (Vice Chairman)

Declarations of Interest: None

1. Minutes of Previous Meeting. The minutes of the planning meeting held on 13 February 2018 were confirmed.

2. Planning Application

Application Number: 18/01257/FUL

Site Location: Crown & Anchor and 2 Porch Cottages, Ham, Marlborough, Wiltshire, SN8 3RB

Applicant: Ham Pub Co Ltd

Amendment to planning permission 17/07353/FUL to allow for amendments including revised parking layout, addition of pub garden to rear, reduction in extent of terrace/seating area and changes to hard and soft landscaping.

3. Discussion

Mr D Slade, for Pub Ham Co Ltd, outlined the proposal which involved three elements: using the southern end of the garden of 2 Porch Cottages to enlarge the available car parking area at the rear of the pub; the introduction of a garden at the rear of the pub; and the introduction of two car parking spaces at the front, between the pub and 2 Porch Cottages, in addition to the 15 parking spaces at the rear of the pub, raising the total car parking spaces to 17. In response to a question he explained that he envisaged the garden being used during the daytime and on late summer evenings. There would be no lighting of the garden area other than low level (knee-high) lighting to guide customers around the general car park area.

A suggestion was then made by a Councillor that because daylight at the rear of the pub was poor, particularly late in the day when the sun was in the west, it would be preferable to expand the terrace in front of the pub and move the two car park spaces at the front to the rear of the pub. Mr Slade commented that the purpose of the garden at the rear was to provide a quiet place outside, away from the street, which would amongst other things benefit children. After further discussion it was evident that the majority of the meeting favoured retaining the proposed garden at the rear of the pub. A debate then followed on the two parking spaces at the front of the pub. It was argued that although not a designated parking place the recess was already used frequently for parking, and the two parking places would reduce casual parking in the street. Others felt strongly that the parking places did not fit in with the street scene, and that all car parking for the pub should be confined to the rear of the

pub, even if it meant reducing the overall car parking to 15 places as provided for in the previous consent.

Discussion then moved to the landscaping of the southern part of the garden of 2 Porch Cottages onto which it was proposed the car park would encroach. There was an indicative scheme of planting Hornbeams in the planning application. Immediate neighbours asked if evergreens could be included in the planting to provide a year round screen. Mr Slade said he was amenable to this and would be happy to discuss the planting further with them. However, he warned that Wiltshire Council was likely to have the final word on what species would be planted there. The owners of The Old Malthouse and 2 Malthouse Cottages then raised concerns about the height of any trees planted, as they did not want the height of the trees to reduce sunlight reaching their gardens. The owner of 1 Porch Cottages also raised a concern that landscaping at the junction of her garden and what would become the extension of the car park had not been properly addressed. Whereas currently she looked out of her upstairs windows onto a neighbouring garden, under the proposal she would look out onto a car park at that point. As a result she considered that some form of soft landscaping was required in addition to the new fence line, to mask the view and the lights of cars manoeuvring in the car park. It was noted that because there was a car parking space at the angle of the junction, there was limited scope for soft landscaping but this could be investigated.

4. Decision

The Parish Council decided to support the application, subject to:

- a. The removal of the two proposed car parking spaces at the front of the Crown & Anchor, without replacement elsewhere.
- b. Revisiting the landscaping of the southern part of the garden of 2 Porch Cottages (extension to the car park), with a view to introducing evergreen trees into the planting, and to investigate some form of soft landscaping at the junction of the gardens of 1 and 2 Porch Cottages.

Ham Parish Council
24 February 2018