

Minutes of a meeting 24th June 2021.

Fovant Village Hall At 8.00-pm

MEETING OF THE COUNCIL No.23/06.

Present

Cllr Tony Phillips (TP) Chair

Cllr Simon Barr (SB)

Cllr David Horne (DH) VC

Cllr Andy Havard. (AH)

Cllr Phil Horner (PH)

Cllr Alan Mallia

4 members of the public.

Apologies

Cllr Will Hobbs

WC Cllr Najjar. (WC-NN)

The meeting was called to discuss and agree the response to Wiltshire Council Planning Department regarding the two planning applications submitted for development of the Greater Good Pub site. Ref Nos. **PL/2021/04152** and **/05563**, comments due back by 1/7/21

The chairman invited members of the public to comment. A resident who identified himself as the applicant's 'agent' spoke to say he was there to observe and take notes for his client. Mr. and Mrs. R. the publican and owners of the GG spoke to explain their acute need for addition income and their plan to generate this income by high quality lettings in a new facility, the subject of the two applications. Initially for 3 fitted out units on the first floor followed as funds allow and business proved by three more units in what is presently described as a garage/store area on the ground floor.

This need had dictated the size of the scheme. They had noted the various comments made on the planning portal web site in response to the publication of their applications and would be taking these on board in further dialogue with the planning authorities. They reiterated several time the need to have a facility of the size shown to fulfill their business plan and ensure the Greater Good enterprise could become and then continue as a financially viable business.

The councilors then considered the various aspect of the scheme at length in discussion led by the Chair. The Councilors were directed to those aspects of the application which were material as planning considerations. AH offered a summary to any conditions that the Council might wish to apply to their Statutory Consultee response. This was in general accepted by FPC and is appended.

The Councilors were asked to indicate which of the five option in response they wished to align with.

Support subject to conditions SB. DH. PH. AM. TP

Object (for reasons etc) AH

To amplify the various concerns expressed by Councilors, additional matters mentioned by the WC Conservation Officer are endorsed specifically to add emphasis and support.

Applications PL/2021/04152 and PL/2021/05563

Response submitted 29/6/21, via link and by email to case officer.

FOVANT PARISH COUNCIL

SUPPORT subject to conditions

Conditions.

1. Subject to the new building being 'zoned' and conditioned in use as an integral part of the Business that is the Greater Good Public House FPC accept the size of the building as necessary to support the Applicant's business plan for sustaining their business of providing Food, Accommodation and Refreshments to the village and to passing trade.
2. Subject to the Applicant's Design and Access Statement being amended to provide further details of the north western elevation of the new development, and allow determination of matters of direct concern by additional consultation with the owner/ resident of Wits End regarding the potential impact on their amenity namely: noise, daylight, sunlight, odour, and privacy.
3. Subject to the reservations of the Conservation Officer of W. C. expressed in her addendum to her Statutory Consultee Response (C-1190414) being satisfactorily resolved. In particular Councilors voiced concerns over the lack of vernacular elements derived from the previous buildings on the car-park site and elsewhere in the locale making the building less than sympathetic to its location:- in the design of the slated roof pitch; the S E fenestration ; the prominence of the building at the westbound A30 entry to the village and the need for careful consideration of this aspect; that generally the present design fails to emulate the vernacular style of former ancillary buildings it seeks to engage to harmonize with its location adjacent to the Greater Good Public House . The FPC accepted the choice and disposition of materials were fundamental to the economics of the scheme and were in evidence elsewhere in such combinations throughout the conservation area.

Leslie Brantingham

Clerk 6/7/21