

MARKET LAVINGTON PARISH COUNCIL

Parish Clerk & RFO: Tanya West Tel: 07770 679697 or Email: clerk@marketlavingtonparishcouncil.gov.uk
VAT Registration Number: 296 9715 35 / Website: www.marketlavingtonparishcouncil.gov.uk

Minutes of a Planning Committee Meeting held on Tuesday 27th May 2025 at 7.00pm in the Old School, Market Lavington

Present:

Councillors: Fred Davis; Ian Macqueen; Suzanne Morrison; Duncan Poole; Jay Roberts; Chloe Stevens; Laura Turner-Scott.

Officers: Tanya West – Parish Clerk & RFO

Public: Nine members of the public.

Cllr Stevens opened the meeting and advised that the meeting would be recorded by the Parish Clerk, to aid with the writing of the minutes. The recording would be deleted after the approval of the written minutes.

25/26-018	Election of Committee Chair There were not any nominations for the position of Chair of the Planning Committee. Alternative options were discussed, and it was agreed for the Chair of this Standing Committee to be appointed at each meeting and for councillors to volunteer on a rotation basis. It was therefore resolved to elect Cllr. Jay Roberts as the Chair of the Planning Committee for the meeting.
25/26-019	Attendance and Apologies for Absence Apologies for absence had been received from Cllr Di Fraser, which were noted.
25/26-020	Declarations of Interest and Dispensations to Participate There were none.
25/26-021	Minutes of Council Committee Meetings The minutes of the Planning Committee meeting held on 17 th December 2024 had been circulated in advance of the meeting; it was resolved that they be accepted as a true and correct record of that meeting and were signed by the Chair accordingly (there was one abstention).
25/26-022	Adjournment for Public Participation (maximum of 10 minutes) The meeting was adjourned at 7.02pm and resumed at 7.07pm. Two members of the public addressed the Parish Council with concerns regarding planning applications ref. PL/2025/04253 (Full) and PL/2025/04432 (LBC) for 44 High Street . They included: Access via the archway – With the proposed four new dwellings, there will be a significant increase of traffic going in and out of the archway each day, which will cause complications for all who live there. Lack of parking – Insufficient spaces allocated for the proposed development which will increase on street parking. Privacy issues – The proposed new development will overlook the neighbouring properties. Drainage – The two existing dwellings adjacent the site already experience issues with drainage, which will only worsen with four additional dwellings. Narrow highway – The increased on street parking will exacerbate existing problems with traffic which speeds up in order to clear through to the 'gaps' in between parked cars when drivers can see vehicles coming from the other direction. Some residents are already often needed to action 5-point turns in order to park their vehicle on their property due to the narrow carriageway and on street parking in this area.
25/26-023	Planning applications, decisions, and any other planning issues a) The following planning applications were considered and determined at the meeting: i. Reference: PL/2023/10332 (Full) Address: Land South of Potterne Park Farm, nr Potterne , Devizes, Wilts, SN10 5QT. Proposal: Amended Plans - Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.9 MW, including mounting system, permanent

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on site grid connection hub, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 50 years.

Applicant: Potterne Solar Project Limited.

Councillors reviewed the comments that had been previously submitted for this application against the revised plans. It was noted that although some of the issues had been attempted to be addressed, there were still significant concerns, particularly with the construction traffic access and the suitability of the site itself, both of which contravenes Core Policy 51.

It was considered the proposed solar farm should not be permitted as there are plenty of other opportunities for solar and renewable energy sources that should be undertaken before viable agricultural land is used.

Therefore the Parish Council's previous comments submitted on 28/01/2024; 31/07/2024; and 21/11/2024 still apply and it was **resolved** to **object** to the application (there were three abstentions).

ii. Reference: **PL/2025/04253** (Full)

Address: **44 High Street**, Market Lavington, SN10 4AG

Proposal: Alteration and subdivision of the existing buildings on site to create 4 dwellings and their associated parking arrangements.

Applicant: WS Swift Ltd. – Alex Glover.

Councillors reviewed the plans for this application and took into consideration feedback from residents and an email from the Salisbury & Wilton Swifts group, who had sent an email to both the Parish Council and to Wiltshire Council regarding swifts in the vicinity and the potential impact of this proposed development on the species.

The Parish Council resolved to **object** to this application on several planning grounds. The proposal contravenes key policies within both the *Wiltshire Core Strategy* and the *Market Lavington Neighbourhood Development Plan (MLNDP)*, as detailed below:

1. Overdevelopment of the Site

The proposal to subdivide the existing building into **four dwellings** represents a clear case of overdevelopment. The **Wiltshire Core Strategy Core Policy 57 (Ensuring High Quality Design and Place Shaping)** requires that new development should relate positively to its landscape setting and existing pattern of development. This application fails to do so.

Similarly, the **MLNDP Policy H1 (Settlement Boundary and Housing)** supports development that reflects the character, scale, and density of the surrounding area. The proposed density is excessive and inconsistent with neighbouring properties, conflicting with this policy aim.

2. Inadequate and Problematic Parking Provision

The application proposes **only four parking spaces**, one of which is a garage. This is insufficient, especially considering modern parking needs where most households have more than one vehicle.

Core Policy 64 (Demand Management) of the Wiltshire Core Strategy emphasises that parking must be sufficient and must not adversely affect the safety of road users or the character of the area. This is echoed in **MLNDP Policy P1 (Design and Amenity Principles)** which requires that developments must provide adequate and safe parking and avoid causing or exacerbating on-street parking problems.

The claim that additional parking will be accommodated on-street is highly problematic. **The High Street is already under significant parking pressure**, and there are no parking restrictions outside the property. Increased on-street parking in this already narrow road will create safety issues and impede access for both residents and emergency vehicles.

3. Access and Manoeuvring Constraints

The access to the site is via a **very narrow archway**, shared with the neighbouring property, and the available internal space is inadequate for safe manoeuvring. Core Policy 57 requires that development should provide convenient access for all users and avoid

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creating adverse impacts on the neighbouring amenity. The proposal fails to meet this requirement.

It is also worth noting that the neighbouring property's driveway, which appears critical to manoeuvring in the application, is **private land** and cannot be used to facilitate access or turning.

4. Loss of Community and Employment Use

The application claims that community and employment functions formerly conducted on this site have been replaced by the Old School and Community Hall. However, the **Wiltshire Core Strategy (Core Policy 49: Protection of Rural Services and Community Facilities)** requires that such uses should not be lost unless it can be demonstrated that they are no longer viable or required.

There is **no such demonstration in this application**, and the existing building's role in providing local employment and community use is not adequately addressed. This contravenes both **Core Policy 49** and **MLNDP Policy E1**, which seeks to support the retention of sites offering local employment opportunities.

5. Impact on Neighbouring Residential Amenity

The inclusion of a **high-level balcony** facing neighbouring properties raises serious concerns about **overlooking and loss of privacy**, contrary to **Core Policy 57** and **MLNDP Policy P1**, both of which emphasise the protection of existing residential amenity. Neighbours who have not previously been overlooked will now be subject to significant intrusion.

6. Drainage Concerns

The site already suffers from known **drainage issues**, and this proposal would increase the pressure on an already constrained system. With only two dwellings currently feeding into the local drainage network, introducing four more will compound existing problems, directly contradicting **Core Policy 67 (Flood Risk)** which requires that new development must not increase flood risk or overload existing infrastructure.

Summary

This application is in clear conflict with several adopted policies, including:

- **Wiltshire Core Strategy:** CP49, CP57, CP64, CP67
- **Market Lavington Neighbourhood Development Plan:** H1, E1, P1

Given these substantial and policy-based objections, Market Lavington Parish Council urges the Planning Authority to refuse this application.

iii. Reference: **PL/2025/04432** (Listed Building Consent)

Address: **44 High Street**, Market Lavington, SN10 4AG

Proposal: Alteration and subdivision of the existing buildings on site to create 4 dwellings and their associated parking arrangements.

Applicant: WS Swift Ltd. – Alex Glover.

The Parish Council **objected** to this planning application; it was considered in conjunction with application ref. PL/2025/04253, (the full application for the same site). See above for full details.

b) Councillors considered the following planning applications / appeal notifications that were received after the issue of the agenda (*where the response time falls outside of the meeting schedule and an extension cannot be obtained*).

- i. **PL/2025/01546 – 1 Rochelle Court** – Householder planning permission; PV panels installation on roof and proposed air source heat pump. It was noted that this application was very similar to other applications received for properties on Rochelle Court. **No objections** were raised.

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c) Councillors received updates on matters referred to Wiltshire Council Planning Enforcement as follows:	
i.	Enforcement Appeal APP/3940/C/24/3358240 – 29 Spin Hill – Without planning permission, the material change of use of the land from agriculture to ancillary residential use. The resident of this property had advised the Planning Inspectorate could take 1 or 2 years for this case to be resolved.
ii.	The retrospective application for a change of use from agricultural at The Barn, Spin Hill , had not yet been validated by the Planning Department at Wiltshire Council, so would be considered at the June Full Council meeting. The Planning Officer had advised the Clerk an extension would be granted if the deadline for comment was before this meeting.
25/26-024	Any Other Planning Matters
An opportunity was provided for individual Councillors and/or the Clerk to bring any matter not on the agenda to the Council's attention for information. There were none.	
25/26-025	Date and Time of Next Meeting
The next meeting of the Planning Committee is to be determined. The next meeting of the Full Council is scheduled to be held on Tuesday 17 th June 2025 at 7.15pm at the Old School.	

There being no further business the meeting was closed at 7.30pm.

Signed..... Date.....