

## **LUCKINGTON & ALDERTON PARISH COUNCIL**

[www.luckington.org.uk](http://www.luckington.org.uk)

### **MINUTES OF THE MEETING OF LUCKINGTON AND ALDERTON PARISH COUNCIL HELD ON WEDNESDAY 8<sup>th</sup> November 2017 at 7.30pm IN LUCKINGTON VILLAGE HALL**

#### PRESENT

Chair	Mr R McCraith (RM)
Councillors	Mr J Buckley (JB) Mr R Simpkins (RS) Mr S Lawrence-Mills (SLM) Mrs S Godwin (SG) Mr S Evans (SE)
Parish Council Clerk	Mrs V Avery (VA)

In excess of 25 members of the public were present

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#### **1077 Apologies**

County Councillor – John Thompson (JT)  
Parish Councillor – Nigel Neale (NN)

#### **1078 Declaration of interests**

Mr R Simpkins declared an interest in Agenda item no. 9. Regarding his email as Chair of Luckington Village Hall and their request for a donation to cover a potential shortfall in the Seniors Christmas Lunch.

#### **1079. Members of the public are invited to address the Council on agenda items.**

##### Badminton Estate – Proposed Plans for New Farm, Alderton

Jonathan Bury of Badminton Estate addressed the Parish Council to introduce and explain the plans for New Farm, Alderton. Mr Geoff Wall of Watson Bertram & Fell, Architects, has produced some extensive plans for the renovation of the buildings at New Farm. These plans were on show to the public at this meeting and had also been available in Alderton Village Hall for the villagers to view. They are currently proposing 7 houses including the original farm house and various barn conversions with a mixture of 5, 4, 3 and 2 bedrooms. They have prepared a heritage statement which is relevant because of the possible listed buildings as they seek to preserve this heritage asset. Site surveys and an ecology survey have been carried out. A highways report has been done regarding the access to the site. They are aware of one or two issues regarding the parking and infrastructure and will discuss these with the planners to see what can be done. Regarding timescales, they would like to submit the planning application before Christmas or the New Year for consideration.

They will be taking down the existing modern buildings to provide a better setting. In regards to affordable housing, there needs to be 10 or more houses being built. Also, the Estate felt that this wouldn't be financially beneficial with various planning obligations and a levy charge involved.

Mr Wall then addressed the Parish Council to give further insight into the plans. The existing buildings will be preserved and only necessary extensions will be done. Every barn conversion will have 2 parking spaces and the Highways authority have confirmed that moving the access points would be beneficial regarding visibility etc. Bearing mind that there will no longer be heavy agricultural machinery coming and going. So they propose two separate access points to the houses. This would avoid putting a road right through the middle of New Farm. Highways have confirmed that refuse vehicles will be able to get onto the site with this new layout.

As far as the conversions go, all the buildings are existing except one where the walls have collapsed and will need to be re-built. They will be built in stone with terracotta roof tiles. There will be two 2 bedroomed houses,

two 3 bed, two 4 bed and one 5 bed. They have tried to be sensitive about the whole character of the project aiming to provide a sensitive build.

(RM) the Chair of the PC, thanked both Jonathan Bury and Geoff Wall. The public were then asked if they had any questions. Mr George Lynham of Alderton said that he liked the fact that something will be done about the New Farm site. However it is a large impact on such a small village and would the Estate consider less properties? Also, will these properties be for rent or for sale?

Jonathan Bury said at this point the Estate may decide to sell the whole project to developers but would obviously need to pass the planning application phase first.

George Lynham also said that the junction onto the B4040 was currently very dangerous and with more traffic coming in and out of the village this would be more so. There have been several near misses.

Jonathan Bury replied that Highways had been asked about this and had said that the current signage for traffic was acceptable but they may well reconsider.

George Lynham said that less houses, maybe 5 or 6 with better parking would be preferable.

Member of the public said she can see that New Farm needs developing but was concerned about the site being sold to developers. Mr Bury said that this would not mean any new houses being built. The potential developers would have to work with the approved planning application.

(JB) asked if the inhabitants of Alderton would be happier if they kept some houses for rent in order to maintain the Badminton Estate foot hold in the village? There was general agreement amongst the members of the public.

Jonathan Vaughn of Alderton then spoke. He also has concerns about the volume of traffic. Badminton Estate has done some very beautiful renovations in Alderton over the last few years but would be much happier if they retained an involvement in the New Farm site. Also had the Estate considered the impact of limited local internet/broadband infrastructure as well?

Mr Bury will make further enquiries.

Mr Vaughan also said that the pond had been flooded in the past and has drainage been considered?

Mr Bury said it had.

Another member of the public asked if Badminton Estate had considered a 'goodwill' gesture for example, to make a field into a 'village green'?

(JB) said that there used to be a legal mechanism (commonly referred to as 'Section 106' which enabled local authorities to compel property developers to provide funds which were then directed towards 'community benefits' in the local area, often in partnership with the relevant Parish Council. However, this 'Section 106' mechanism was discontinued several years ago, and was replaced with a new scheme, the 'Community Infrastructure Levy' (CIL). The CIL is managed by the Unitary Authority (Wiltshire Council) and neither local communities or parish councils are directly engaged with the CIL process in the same way.

Linda Doyle of Alderton asked about the path which goes around Pond House to the entrance of New Farm and whether this path would stay? Also how easy would it be for someone to potentially develop more houses if the land was sold to a developer?

Juliet Russell of Alderton also asked that if planning does go through, how much could those plans be changed? Would the villagers still have a say? Also, could the Estate give a small field to the village to be used as a communal open space and children's play area?

Mr Bury didn't know whether the path would stay as it is still very early days in the planning process. If the site was sold to developers it would have to adhere to the agreed planning application. If they wanted to change or add any houses, then they would have to go through the same process and apply for a new planning application.

Again, their didn't seem a clear answer regarding a possible community space to be donated to Alderton as a goodwill gesture.

Ashley Stopforth of Alderton said he was worried about the amount of parking each house would have as they only currently have 2 spaces each.

Mr Bury re-iterated that there was also the barns which would be converted to garages for each house.

Jackie Mapperton suggested that a 'village green' would be great if they decided to 'gift' the paddock which lies next to New Farm.

Mr Bury said it was something Badminton Estate would need to consider.

(RM) thanked Mr Bury for his presentation and Mr Bury left the meeting.

**Application Ref: 17/09481/FUL – Arland House, Alderton**

(RM) invited Mr Anderson and his planning agent to address the Parish Council regarding the above planning application.

Charlotte Watkins, Planning Agent, gave some background as to the reasons behind the application. Firstly, they have received a great deal of support from villagers in Alderton with approximately 18 letters being sent to the Parish Clerk. The applicants do acknowledge the objections and respect the views of the villagers, several of whom are their friends.

The applicants have lived in the village for 23 years and have raised their family there. They wish to build the bungalow mainly for health reasons. The size and scale of the house has been taken into account so that it is not oversteering anyone's garden or other houses. It will be built from natural stone and roof tiles. It will not harm the scenic or natural ambiance of the village. Access is via an existing entrance. It is also screened off from the road and every effort has been made for sustainability with ground source heating and solar panels etc. Ms Watkins hoped that the Parish Council would support this application.

(SE) raised the point that the Planning Agent mentioned the use of natural stone roof tiles in her speech but the application's Design and Access Statement describes the use of reconstituted stone roof tiles. The planning agent confirmed that reconstituted stone roof tiles would be used. (SE) asked that if reconstituted stone roof tiles were used, the pitch of the roof need not be as steep as shown in the drawings; ie. 45 degrees. Natural stone roofs are traditionally set at 40-45 degrees, and reconstituted tiles can be set at a lower pitch, down to 30 degrees. Therefore, (SE) asked why they designed a roof that is far steeper than technically necessary and he wondered whether the reason for the roof's steep design might be an intention for the future installation of dormer windows and a first floor.

Mr Anderson (the Applicant) said that there would be a vaulted ceiling in the lounge to create a feeling of internal space. Hence the height of the roof and it was merely an aesthetic design.

(RM) asked why there were so many solar panels.

Mr Anderson replied that they have a 4 oven aga which uses a large amount of energy. The power generated could be fed back to the National Grid.

(JB) asked if the applicant was aware of the Wiltshire Core Strategy Agreement regarding building in and around the villages and that any new buildings should be infill only. The site of the proposed application is an agricultural field and would need to go through a change of use. The villages are ring-fenced like this in order to protect them from new developments on green field sites. It could set a principle for more new builds like this.

Ms Watkins said that there was a need for bungalows in this area. Also the possibility of setting a precedent isn't a reason to refuse the planning permission. Also this isn't an isolated dwelling, it is close to other houses in the village.

George Lynam said he would like to echo John Buckley's (JB) comments and has every sympathy with Mr and Mrs Anderson. However the application does fall foul of the Core Strategy document and doesn't deal with the change of use problem. There are now properties built behind that line. He also pointed out that on the Wiltshire Planning and Development website 11 of the 32 households in Alderton objected to the application and one has withdrawn their support.

(JB) suggested that to rectify this balance, these letters, most of which had also been sent to the Parish Clerk should be attached to the Minutes. This would then provide a balanced record of the correspondence received by the Parish Council and the supportive and objecting letters would both be available on our website.

Ashley Stopforth of Alderton then shared with the Parish Council a section of the Core Strategy document with his point highlighted.

*"At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported here they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:*

- (i) Respects the existing character and form of the settlement*
- (ii) Does not elongate the village or impose development in sensitive landscape areas"*

Mel Powell of Alderton wondered why there was no information about the size of the solar panels. The PC asked what the size was.

Mr Anderson said they were about 1700mm with an angle of 15 degrees and they would low on the ground. There would be a service road built leading to the panels with a separate access.

Ms Watkins said that if the planning was approved they would add a condition to restrict the solar panels if more were applied for.

Juliett Russell of Alderton asked if the application does get the change of use then what would happen in the future? Would the land formally change to residential and she fears that along with the Badminton Estate's proposed plans the village would expand very quickly.

(JB) reiterated that there was a Core Strategy plan and this is in place to stop big or inappropriate developments happening.

Mel Powell said that in the last few years Mr Anderson had applied for planning permission to build 3 houses on half of the land in the proposed application.

Mr Anderson replied that they never had an actual application as they went to the villagers and Parish Council first to gauge the thoughts of the residents. In this instance, he reiterated that there had been 18 letters of support and only 11 people have objected to it.

This concluded the discussions and a few members of the public left the meeting.

#### **1080. Matters Arising from Last Meeting**

Sopworth Road Flooding - (JB) said he had heard back from Wiltshire Highways and they are just waiting for Bristol Water to approve the funding for the repairs and they are devising a specification for the work.

Mr Dye has sorted out a headstone for his grandfather who is buried in the cemetery. He has found several photographs from the 1940s of school children in Luckington. (JB) will put them out on Community Matters when they arrive and see if anyone can identifying friends or relatives.

**1081. Confirmation of the last meetings minutes**

Minutes from the meeting in October were approved and signed.

**1082. Planning**

**Application Ref: 17/09481/FUL**

For full planning permission

Proposal: Erection of new dwelling, car port, solar array and associated works

At: Arland House, The Street, Alderton, SN14 6NL

After varied discussions the Parish Council made a majority decision against the Arland House application by a vote of 3 to 1.

**1083. Finance**

<b><u>Luckington and Alderton Parish Council</u></b>		
<b><u>Financial Data as at 8th November</u></b>		
<b><u>2017</u></b>	-	
		<b>£</b>
<b><u>Bank account balances at the report date:</u></b>		
	Barclays Current Account	15,974.18
	Barclays Deposit Account	2,839.72
	-	<b>18,813.90</b>
	-	
<b><u>Payments for Approval</u></b>		
-	Alderton Village Hall	-15.00
-	Mrs V Avery – Stamps	-7.80
-	Donation to Luckington Village Hall	-100.00
-		
-		
<b><u>Clerk's Salary paid by Standing Order</u></b>	Mrs Victoria Avery	-210.34
-		
<b><u>Payments Received:</u></b>	None	
-		
-		
	Balance carried forward	<b><u>18,480.76</u></b>

**1084. Letter from Cotswolds Conservation Board – Re: Appointment of Replacement Parish Member**

There were no Parish Councillors prepared to take this on at this time due to prior commitments.

#### **1085. Grant Application from Friends of Luckington School (FOLS)**

(JB) said that this wasn't going to be possible as the parish council can only provide funds where there is a clear legal authority to do so. The Parish Council are not allowed to help fund general maintenance of the school building. This is the local education authority's statutory responsibility. (JB) also clarified that Luckington and Alderton Parish Council do not have the ability to use the 'General Power of Competence' statutory power (Localism Act 2011), which is available to some local parish councils, as LAPC do not satisfy the mandatory pre-conditions required to qualify for use of this statutory power.

However, the Parish Council is very keen to help the Friends of Luckington School to raise funds for other projects e.g. school trips, coach hire, extra curricular activities etc. Jane Henshall was present at this meeting and represented FOLS. She told the PC that they needed to raise £10,000 for the school this year. It was suggested that (JB) work with Jane Henshall to get a bid in to the PC in this tax year and then do another application to the PC in the next financial year.

(JB) proposed that LAPC provide a £200 donation to FOLS in recognition of the work that they are doing, on an ongoing basis, to provide support to Luckington School. This was unanimously approved by councillors.

#### **1086. Donation to the Village Hall for the Seniors Christmas Dinner**

There was a general discussion around this and it was decided that if there is a shortfall in finances after the Christmas dinner then the Village Hall could apply for up to £200 from the Parish Council

#### **1087. Proposal for Alderton Telephone Box to be used as a Book Exchange**

The Parish Council confirmed that they own the box and all were in favour of it being used as a book exchange so long as there was someone fully responsible for the running of the book exchange. (VA) confirmed that Kerry Vaughan would be happy to be the 'responsible person' and oversee the running of the project.

#### **1088. Formal adoption of the Financial Regulations and Standing Orders**

(JB) and (RM) were thanked by the Parish Council for putting together the Financial Regulations and Standing Orders. These were formally adopted by all Councillors present.

#### **1089. Clerk's Printer**

(VA) said that her current printer was suffering from the heavy workload and is also about 6 years old. There was a general discussion around what type of printer should be bought. An A3 printer would be very useful as the plans are now sent from the planning office electronically. The PC agreed that (VA) should look for one that is suitable and would pay up to £150.

#### **1090. Churchyard Project**

(SLM) announced that he would join Luckington PPC and all the Parish Councillors were in favour of that.

(SLM) then read out an update received from Judith Chapman as follows:

##### *Update of Proposed Churchyard Project for Parish Council Meeting on 8<sup>th</sup> November 2017*

*The proposed bid for Heritage Lottery Funding to carry out repairs in the churchyard is on hold until the next Parochial Church Council meeting in January when the situation will be reviewed.*

*A Faculty (planning permission from the Church of England) is required to carry out the repairs in the churchyard. There are plans that this matter will be discussed with Sarah Holloway and John Rees of Wiltshire Council this month. Wiltshire Council is legally responsible for the care and maintenance of the churchyard along with health and safety.*

*There is a large amount of work required which will need to be prioritised.*

*The three ugly fences surrounding four Grade 2 listed box tombs in the churchyard have been there for over four years since 2013. This is clearly an unacceptable situation and these monuments are deteriorating further, along with at least eight other box tombs in need of repair.*

*Once the planned meeting between Wiltshire Council and the Secretary of Bristol Diocese Advisory Committee has taken place the action that needs to be taken will be clearer.*

*There is unlikely to be enough funding offered by HLF to carry out all the necessary repairs in the churchyard which also include leaning monoliths, a broken First World War memorial to Sgt Elsip, the graves of Rev. Ottley and his son Col. Ottley who extensively restored our church, the gate and churchyard walls that are falling down. The Parochial Church Council has other priorities for fundraising, but can give time for the Community Engagement Heritage Project for the HLF bid. Therefore, some funding for this project will still be needed.*

*Unfortunately, the application process for Heritage Lottery Funding is bureaucratic, extremely competitive, and success cannot be guaranteed.*

*However, once the scope of repairs to bid for is decided at the PCC meeting in January, when the church roof repairs will have been completed, it should be possible to proceed and try and apply for funding to help Wiltshire Council with its responsibility for maintaining the churchyard. The box tombs are very expensive to restore and the owners are no longer traceable. Therefore, this is a unique gesture of goodwill to preserve the heritage of Luckington. Wiltshire Council will continue with its legal responsibility of maintaining the churchyard in the future.*

There was a general discussion about the amount of money the Parish Council could donate to the Churchyard project. The PC are willing to help the Churchyard project however due to various legal constraints the PC could only donate if the Churchyard project formed a legal entity. i.e. a charity. (SLM) would advise Judith Chapman.

#### **1091. Highways**

Salt bins are still full having been topped up by Noel Banks. Parish Steward is doing a great job.

(SE) reported a problem with a broken style and was advised to call Noel Banks and see if he was able to deal with it.

#### **1092 Report from Outside Meetings**

There were none.

#### **1093 Any Other Business**

There were none.

#### **1094. Items for next month's agenda**

- Precept

#### **1095. Time and Date of next meeting**

The next Parish Council meeting will be on Wednesday 13<sup>th</sup> December 2017 at 7.30pm in Luckington Village Hall.

The meeting closed at 9.15pm. The minutes were taken by Victoria Avery, Clerk to Luckington and Alderton Parish Council.

EMAIL FROM GEORGE LYNHAM

**Land at Arland House Alderton**

My wife and I object to the application for the following reasons:-

1. The land is currently agricultural land outside the existing village boundary and where there is no presumption to build. Permitting a development here would create an unacceptable precedent.
2. The village is in an area of Outstanding Natural Beauty with no infrastructure to support additional housing. The bus service only runs on school days to and from the Secondary School 10 miles away.
3. The proposal requires a change of use from agricultural to residential which could invite an application for a larger development.
4. The remainder of that side of the road has single properties in ribbon development. There is no other property set behind another. Again this application, if granted, could set a dangerous precedent.
5. Given the history of this site it is likely that further applications will follow which would be even more unacceptable.

I note from the Wiltshire website that there have been a number of letters of support. I suspect most have completed a form handed to them , in the belief that the application was solely for a bungalow to be built without knowing that it involved a change of use of the land and that a precedent could be created.

I hope the Parish Council will object to this application.

Regards

George  
F G Lynham

## EMAIL FROM SAM JADEJA

Sam Jadeja  
Sunset Cottage,  
Alderton

Copy of our objection to the proposed planning application:

We object to this application for the following reasons:

- 1) The approval of this application would require a change in land use from agricultural to residential. If approval for this application were granted it would set a precedence for many other areas of agricultural land in and around the village to be changed. This would significantly change the make up of a very small, naturally beautiful village in an area of outstanding natural beauty.
- 2) The planning application goes outside of the agreed planning line for the village, which would again set a precedent for further development of the village and surrounding area.
- 3) The current village infrastructure is not equipped for increased development. It struggles to manage the number of cars for existing residents. Whilst the proposed dwelling has its own access and parking this would not apply to other areas in the village if the flood gates were opened for a change of land use and future building beyond the village planning line.
- 4) Previous planning applications for this site included a proposal for significant development including multiple houses. Once the land use and planning were approved for this application future changes to the application could be made resurrecting a multi dwelling application.
- 5) We believe there are impending planning proposals being put forward for this village which will further add to the issues noted in points 3) and possibly point 1) but as yet the proposals have not been publicly available. This could be the start of a significant number of change of use applications.
- 6) With the expansion of Dyson at Hullavington there will be growing pressure to convert agricultural land to residential use in the local area and small historic villages such as Alderton will soon become a thing of the past.

EMAIL FROM PAUL ELLIS

Dear Victoria,

Please find below my comments concerning Application Ref: 17/09481/FUL, I've sent this in case my online entry on the 6<sup>th</sup> Nov has not yet reached you,

*We thank Ian Anderson for individually meeting us and other residents of the village to explain his*

*proposal. However, our concerns are,*

- The dwelling would be outside of the village boundary potentially setting a precedence for other such developments on the plot in question or on any other plots skirting the village.*
- Whilst it is commendable to plan for renewable energy, a solar array capable of outputting around 9000kw/year (as explained by Ian) could potentially service three homes based on the average UK home usage being around 3300 KW/year. We are concerned that any future owner of the plot may wish to build more properties on the premise of the pre-standing electrical infrastructure.*
- We feel the village's general infrastructure will not take an increase in property quantities.*

Please also find below my next door neighbour Jill Kendall's (The Cottage, Alderton) online comment entered on the 6<sup>th</sup> Nov

*I object to this proposal as it is outside of the village boundary, to the introduction of solar panels*

*in an area of natural beauty and to the extra traffic that may occur. I object to this proposal as it is outside of the village boundary, to the introduction of solar panels in an area of natural beauty and to the extra traffic that may occur.*

Thanks and kind regards

Paul

Paul Ellis

The following letters were received via email to the Parish Clerk after the Agenda had been published.

	<b>Online Comments</b>
Application No	17/09481/FUL
Comments:	<p>This application is outside the line of development in the village and on agricultural land.</p> <p>Our concern is that if this application for a single dwelling is approved the way is open for a further application to increase the number of houses on this plot (as evidenced by an earlier planning application submitted by Mr and Mrs Anderson) as well as in other paddocks and fields surrounding the village.</p>
Name	Christopher & Melissa Powell
Address:	The Forge House The Street Alderton Chippenham SN14 6NL
Date:	31/10/2017

	<b>Online Comments</b>
Application No	17/09481/FUL
Comments:	<p>I object to this application for the following reasons:</p> <ol style="list-style-type: none"> <li>1) The proposed dwelling is outside of the existing, agreed, planning line and therefore would set a dangerous precedent for future developers in the village. This is particularly important in the context of Dyson's development in Hullavington which will inevitably lead to pressure on the surrounding villages to increase their housing stock.</li> <li>2) The proposal requires a change of land usage from agricultural to residential. Again this sets a precedent for future developers and further development on agricultural land would ruin the nature of the village.</li> <li>3) These two precedences should be considered in the context of a village with no major infrastructure, no amenities, limited broadband capacity, very narrow lanes and little off street parking.</li> <li>4) The planning line is there for a reason and is particularly important in a village set in an Area of Outstanding Natural Beauty.</li> <li>5) The northwest side of the Street in Alderton is all single dwelling ribbon development. There is nowhere where one house is set behind another. This would be a break in that protocol and again set a dangerous precedent.</li> <li>5) Given the previous applications made on this site there is no guarantee that further development might not follow once the planning precedence is broken.</li> </ol>
Name	Mr. Jonathan JA Vaughan
Address:	The Meadows The Street Alderton Wiltshire SN146NL
Date:	31/10/2017

	<b>Online Comments</b>
Application No	17/09481/FUL
Comments	<p>We object to this application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Primarily the change of use from agricultural to residential use. Regardless of whether this sets a precedent in law, if this application were successful I firmly believe it would make future applications - that may be larger in size - more likely to succeed.</li> <li>2. We are concerned that other applications will follow behind the existing housing line if this application is successful.</li> <li>3. Alderton is a small village and there will never be a development that is of the size to warrant a developer providing additional infrastructure or the sort of resources that would be needed if the village were to grow (e.g. via a Section 106 agreement).</li> <li>4. If the existing owners were to sell and the land had been successfully converted to residential use, the ability to convert the existing application to something more substantial would be a concern.</li> <li>5. There is a view that with the Dyson expansion and therefore increase in employment there will be an increase in demand for properties in surrounding villages. Regardless of whether this reaches Alderton, converting land from agricultural use to residential is a worrying precedence.</li> <li>6. There is impending further development in the village details of which aren't yet clear. I understand this could involve a number of new properties, this village isn't equipped to support many more houses.</li> </ol>
Name	Mr. Hugo Armitage
Address:	Ashcombe House Alderton SN14 6NL
Date:	4 November 2017
Case Officer:	Charmian Eyre-Walker

	<b>Online Comments</b>
Application No	17/09481/FUL
Comments	<p>I have a significant concern that this application for a single dwelling is outside of the existing planning line, requires a change of land use from agricultural to residential and therefore sets a dangerous precedent for future applications.</p> <p>The planning line exists for a reason and is particularly important for a village like ours that sits within an area of outstanding natural beauty.</p> <p>Kind Regards,</p> <p>Ben &amp; Juliet Russell</p>
Name	Mr. Ben Russell
Address:	<p>The Old Post Office</p> <p>The Street</p> <p>Alderton</p> <p>Wiltshire</p> <p>SN146NL</p>
Date:	6 November 2017
Case Officer:	Charmian Eyre-Walker

	<b>Online Comments</b>
Application No	17/09481/FUL
Comments	<p>I object to this application for the following reasons :</p> <p>The proposed application is in respect to agricultural land and outside of the existing, agreed, planning line and therefore would set a dangerous precedent for future developers in the village. Further, if this application for a single dwelling is approved the way is open for a further application to increase the number of houses on this site as evidenced by an earlier planning application submitted for this site.</p>
Name	Mr. Ralph C Maxwell
Address:	<p>The Old Vicarage</p> <p>The Street</p> <p>Alderton</p> <p>Wilts</p> <p>SN14 6NL</p>
Date:	6 November 2017
Case Officer:	Charmian Eyre-Walker

THESE LETTERS WERE RECEIVED BY POST TO THE CLERK AFTER THE AGENDA HAD BEEN PUBLISHED.

2 Manor Farm Cottages

Alderton

24 October 2017

For the attention of Alderton Parish Council

Dear Sir/Madam

**Arland House**

Planning Application Reference: [17/09481/FUL](#)

We write to let you know that we have looked at the plans for the proposed new bungalow in the paddock at Arland House.

We have no objection and hope that this bungalow will be approved by the Parish Council.

Yours faithfully



Martin Barrett

Manor Farm  
Alderton  
1 November 2017

For attention of Alderton and Luckington Parish Council

Dear Sirs

Planning Application Ref 17/09481/FUL Arland House Alderton

We have looked at the plans and documents for the proposed new bungalow in the paddock at Arland House.

We feel that this is a good proposal and we support it. We hope that the Parish Council will give approval.

*Jeffrey Cypriat*  
*Victoria Huppert*

Yours faithfully,