

FARNHAM WITH STRATFORD ST ANDREW PARISH COUNCIL  
Minutes of the meeting held Monday 24 August 2020 by video via Zoom

Present: Councillors Ian Norman, Gordon Gilbert, Ian Tayler, Jill Pass, Tim Plant, Richard Ayres, Rosemary Conibeer, Michael Light

Apologies: No apologies

In attendance: Parish clerk Debbi Tayler

**1 Apologies**

There were no apologies

**2 Declarations of Interest**

There were no declarations of interest for items on the agenda.

**3 Planning application DC/20/2976/FUL Manor Farm, Stratford St Andrew**

The application is for the demolition of the existing playbarn and annex outbuildings which are to be replaced with a new build unit of tourist accommodation, including minor renovation of existing outbuildings to house a home gym and ancillary storage spaces for the farmhouse.

The buildings to be demolished are single storey, the new build is more than twice the footprint and is in a different position. It is a very large four bedroom, two storey house and has been moved so that it forms one side of a courtyard of existing buildings which were the subject of an approved planning application last year.

The consensus was that the proposed building will be a visual intrusion on an otherwise unspoiled landscape due to its size and character. On the back of the building, which will be seen from the road and overlook local properties, is a large black two storey black structure. This has been noted by the Design and Conservation Officer:

*The design is similar to that presented at pre-app however the projecting element to the east has been changed from a cat slide roof form to a distinct flat roof tower element. The pre-app design was a high quality contemporary reimagining of the traditional forms found elsewhere on the site. I think that the change weakens the cohesiveness of the design approach, introducing a foreign form on the side of a building which otherwise has the form of a traditional agricultural building but is finished in a contemporary way. I think that this element should be reconsidered before any consent is given.*

The council agrees with this and believes the build to be over dominant and inappropriate in a landscape setting at the highest point in the village.

As the footprint and position is so different from the existing buildings which the house is to replace the council considers it to be equivalent to a new build in the countryside. As such if an application for a new build in this position was made it is likely to be refused and as such the council objects to it.

The meeting was closed at 19.50.

Signed .....(Chair)

Date.....