

Great Bedwyn Parish Council Planning Committee meeting was held at 10.30 am on Wednesday 30/1/2019 in Farm Lane adjacent no 39 to discuss the following planning application:

18/11901/FUL - 39 Farm Lane Great Bedwyn change of use from A2 to residential.

It was resolved that the Parish Council **object** to the proposed development.

This scheme has raised considerable public opposition (and over 50 objections) and we ask that this scheme should be heard in full planning committee so the public can make representations and witness the deliberations of our elected representatives.

16 High Street and 39 Farm Lane constitute the site of the former Cross Keys public house. The entire site was converted from a public house into A2 (before the government plugged this loop hole in the middle of last year). When considering a variation of the A2 use (which includes the whole site) the application should detail the future use of the entire property in the same way as one would consider the conversion of a house into flats.

We do not feel that the scheme can be properly considered without the plans for the future of 16 High Street. The buildings are in effectively the same ownership and the consideration of planning permission should be refused until such time as a proposal for the entire former Cross Keys site be forthcoming. We would prefer that the whole property was marketed for sale at a fair price in line with Wiltshire Core Strategy (see below). Mr J. Sheerin's letter gives details of his researches into the history of the final years of The Cross Keys and ownership of the site.

We believe that plans for the rear half of the property cannot be considered in isolation:

1. Part of the former site is being proposed to be converted to residential use but this impacts upon the viability of the front part of the building which makes an important contribution to the village centre in a conservation area in the North Wessex Downs ANOB.
- 2 . Changes to use of the front part of the site (16 High St) may affect the setting of a listed building (No 15)
- 3 . Plans for the rear half of the site must consider car parking, refuse storage and garden provision for the front half of the property.
- 4 . Tourism is an important part of the Wiltshire Council core strategy (policy 39). Local business have reported reduced footfall since the closure of the Cross Keys. The remaining public house (The Three Tuns) is upmarket and is not always open and does not fulfil the needs of the community or tourists who are using the Kennet and Avon canal, cycling on our National Cycle route or walking the Great West Way. We are a large village with important tourist sites within a mile or so: The Kennet and Avon Canal, Crofton Beam Engine, Wilton Windmill, Wolf Hall and Savernake Forest.
- 5 . See B&B in core strategy (40) - it should be remembered that The Cross Keys formerly provided B&B.
- 6 . See also core policy 49 in relation to public houses.
- 7 . We believe that the Cross Keys site could still provide local employment. As well as re-opening the pub and B&B there are ideas for the rear part of the site including small business units.

Should the scheme be considered in isolation we suggest that the following should be examined.

1. Extra vehicles negotiating a tight entrance down a narrow lane near a difficult junction and dangers to pedestrians sharing the roadway.
2. A narrow entrance and tight turning space which might in fact result in vehicles parked elsewhere in a congested village.
3. The preservation of important vista down Farm Lane. Many of neighbouring properties are Article 4. Retention of picturesque walls.
4. Unspecified summerhouse in an elevated site above road in historic vista.
5. Increased height of rebuilt part of building to the north of site.
6. The light lanterns and metal windows not in keeping with conservation area.
7. Height and materials of rebuilt walls should be tightly monitored.
8. Obscured glass in new window looking into Farm Lane.
9. Concern about blocking access to Farm Lane during construction.