

**PEWSEY PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE**  
**HELD ON WEDNESDAY 18<sup>th</sup> APRIL 2018**  
**IN THE BOUVERIE HALL, PEWSEY**

**PRESENT:** Cllr Deck (Chairman), Cllrs Mrs Dalrymple, Mrs Hughes, Kerry Pycroft, Cllrs Carder, Eyles, Giles, McGarry, Morris, Smith and Stephens.

**IN ATTENDANCE:** Alison Kent (Clerk).

**1. APOLOGIES:** Cllrs Carmichael-Owen, Ann Hogg, Mrs Hunt, Mrs Stevens, Cllrs Hagan, Haskell, Ford and Stevens.

**2. DECLARATION OF INTEREST:** None.

**3. MINUTES OF THE LAST MEETING:** All being in agreement, the minutes of the meeting held on 21<sup>st</sup> March 2018 were signed as a true record by the Chairman.

**4. PLANNING: Decisions from Wiltshire Council**

1. 17/11315/FUL FULL PLANNING PERMISSION GRANTED for replacement of existing outbuildings with single storey extension at Norbury House, 85 High Street, Pewsey for Mr and Mrs Warburg.

2. 17/11631/LBC LISTED BUILDING CONSENT GRANTED for replacement of existing outbuildings with single storey extension at Norbury House, 85 High Street, Pewsey for Mr and Mrs Warburg.

3. 18/00885/TPO WORKS TO TPO TREES GRANTED Sycamore tree – fell; Beech tree – crown raise 2m at Hillview, Salisbury Road, Pewsey for Mr Wolfe-Barry.

4. 18/01090/TPO WORKS TO TPO TREES GRANTED T1 – Poplar tree – pollard to 6m at 4 Cossor Road, Pewsey for Mr P. Akrigg.

5. 18/01845/TCA WORKS TO TREES IN A CONSERVATION AREA GRANTED T1 – Yew – crown reduce by a maximum of 2m; T2 – Holly – crown lift to 5m at 5 to 8 Holly Tree Walk, Pewsey for Mr J. Sandoe.

**5. PLANNING: Plans for Discussion**

1. 18/02260/FUL FULL PLANNING PERMISSION for single storey rear extension at 25 Swan Meadow, Pewsey for Ms K. Martin.

WE SUPPORT THE APPLICATION

Cllr Carder, seconded Cllr Giles

All in favour

2. 18/00351/FUL FULL PLANNING PERMISSION AMENDED PLANS for subdivision of existing dwelling, to form 2 no. separate dwellings; with associated internal/external alterations, parking, landscaping and private amenity space at Ball House, 1 Milton Road, Pewsey for Mr D. Day.

NO OBJECTION

Proposed Cllr Giles, seconded Cllr Stephens

All in favour

3. 18/03109/FUL FULL PLANNING PERMISSION for single storey side extension at 7 Middlemass Green, Pewsey for Mr K. Jones.

NO OBJECTION  
Proposed Cllr Smith, seconded Cllr Morris  
All in favour

4. 18/03457/TCA WORKS TO TREES IN A CONSERVATION AREA Sycamore tree – reduce canopy by 30% and thin at Stable Rise, 86 High Street, Pewsey for Mr P. Amor.

WE SUPPORT THIS APPLICATION  
Proposed Cllr Deck, seconded Cllr Mrs Dalrymple  
All in favour

5. 18/03062/VAR VARIATION OF CONDITIONS 2, 3, 5, 6 and 7 (revised scheme) pursuant to application number 17/06648/FUL (alterations and extensions to create two 2 bedroom dwellings, and one 4 bedroom dwelling, with associated landscaping and car parking at The French Horn Inn, Marlborough Road, Pewsey for Orange Marlborough LLP.

WE SUPPORT THIS APPLICATION  
Proposed Cllr Morris, seconded Cllr Giles  
All in favour

**6. PLANNING CONSULTATIONS:** Cllr Deck had read a raft of new draft planning documents which had been opened for consultation. He advised members of the salient points.

The National Planning Policy Framework (NPPF) was being rewritten. It remained in favour of sustainable development. Policies should not conflict with an approved NDP, although there would always be exceptions. Strategic policies should look ahead over a minimum of 15 years. Once an NDP is in force it should take precedence over non-strategic policies contained within in a local plan. Planning applications should detail the level of developer contributions to be expected to ensure transparency. Local Authorities should encourage applicants to engage with local communities and authorities in the delivery of affordable housing and provide more information on planning obligations. Affordable housing provision in rural areas to be set at 5 units with a 10% minimum. Local Authorities to monitor the delivery of housing and where this falls below 95%, will have to prepare an action plan and rectify. Housing needs and land requirement will be much more important; this area has currently a 5-year land supply.

Maintaining the vitality of town centres was imperative, although it was felt this statement should include villages. Parking standards should be adequate and charging plug-ins made available in car parks. Cllr Morris said this was worth investigating. More effective use of the land should be made, including brownfield and airspace. Restrictions would be placed to ensure infill development in villages which will not exclude extension outwards. Great weight would be given to conserving lands such as the AONB. An up to date definition of Affordable Housing will be circulated in due course, along with a definition of the term “deliverable” once the final version becomes available.

Housing Delivery Test - % of houses delivered over a 3-year period, divided by the number of houses required over a 3-year period. Penalties would be applied if not met and the Local Authority would be required to write an action plan to remedy. The rules for advertising would be removed from the NPPF and a specific guide written.

Supporting Housing Delivery - defines the 106 agreement, CIL and 123 regulations. Transparency would be improved by providing an annual publication on how much and what it was spent on. A Local Authority would be permitted to take a proportion of CIL to cover administration.

Draft Planning Practice Guidance – this would form one document rather than several issues. Included was a chapter on NDPs. Housing figures could change in the life of a plan. NDPs do not have to be reviewed every 5 years, but could conflict with updated strategic plans in which case they had to be updated.

**7. TRAFFIC REGULATION ORDER CONSULTATION:**

Cllr Deck provided a brief background on how the consultation proposals had come about, following numerous complaints from local residents and the local police. Cllr Mrs Hunt and Cllr Ford had met with Mr Malton, WC Highways Engineer and the local police in order for solutions to be proposed. They both agree with all the WC proposals. The outcome of these are the proposals under the consultation which were considered in turn.

- Avonleaze – SUPPORT, proposed Cllr Morris, seconded Cllr Carder, all in favour.
- Church Street – SUPPORT, proposed Cllr Eyles, seconded Cllr Morris, all in favour.
- High Street – OBJECT AND REQUEST THAT THE PROPOSED NO WAITING AREA BE REPLACED BY THE SAME SPACE PLACED ON THE WEST, proposed Cllr Giles, seconded Cllr Mrs Dalrymple, all in favour.
- Cossor Road – OBJECT AS THE PROPOSAL IS NOT SUITABLE FOR A SURBURBAN AREA, proposed Cllr Morris, seconded Cllr Kerry Pycroft, 6 for, 4 against, 1 abstention.

Cllr Morris proposed that the above comments be forwarded to Mr Malton at Wiltshire Council, seconded Cllr Giles, 8 for, 3 against.

**8. CORRESPONDENCE:**

None.

**9. CHEQUES FOR APPROVAL AND QUOTATIONS FOR ACCEPTANCE:** Authorisation of cheques as listed were proposed for approval by Cllr Mrs Hughes, seconded Cllr Carder, all in favour. There were no quotations for acceptance.

**10. FULL COUNCIL INFORMATION AND ACTION:** Cllr Smith had nothing to report.

**11. ITEMS VIA THE CLERK:** The clerk advised there was no meeting next week.

There being no further business the Chairman closed the meeting at 8.11pm.

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