

**PEWSEY PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD ON WEDNESDAY 16th MAY 2018
IN THE BOUVERIE HALL, PEWSEY**

PRESENT: Cllr Deck (Chairman), Cllr Mrs Hunt, Cllrs Mrs Carmichael-Owen, Mrs Hughes, Kerry Pycroft, Mrs Stevens, Cllrs Carder, Eyles, Ford, Haskell, McGarry, Morris and Smith.

IN ATTENDANCE: Alison Kent (Clerk).

1. APOLOGIES: Cllr Mrs Dalrymple, Ann Hogg, Cllrs Giles, Hagan, Stephens and Stevens.

2. DECLARATION OF INTEREST: None.

3. MINUTES OF THE LAST MEETING: All being in agreement, the minutes of the meeting held on 18th April 2018 were signed as a true record by the Chairman.

4. PLANNING: Decisions from Wiltshire Council

1. 18/02344/TPO WORKS TO TPO TREES GRANTED for tree works as per specification received with application at Hollybush Lane, Pewsey for Wiltshire Council.

2. 18/01861/ADV ADVERTISEMENT CONSENT GRANTED for 1 x set of non-illuminated vinyl 'Welcome To' text, 1 x internally illuminated Co-Op logo, 12 x non-illuminated wall mounted flat aluminium panels, 2 x non-illuminated trolley bay vinyls and 1 x internally illuminated 4.5m totem at The Co-Operative Food, High Street, Pewsey for Co-Operative Food.

3. 18/02260/FUL FULL PLANNING PERMISSION GRANTED for single storey rear extension at 25 Swan Meadow, Pewsey for Ms K. Martin.

5. PLANNING: Plans for Discussion

1. 18/03662/FUL FULL PLANNING PERMISSION to raise height of roof to accommodate accommodation in the roof space, construction of dormer windows to rear elevation and two storey side extension at 88 High Street, Pewsey for Mr and Mrs G. Munro-Thomas.

NO OBJECTION

THE APPLICATION STATEMENT IS MISLEADING AS THE RIDGE HEIGHT HAS NOT BEEN
RAISED

Cllr Ford, seconded Cllr Haskell

12 for, 1 against

2. 18/03671/FUL FULL PLANNING PERMISSION for single storey rear extension at 4 Avonleaze Road, Pewsey for Mr and Mrs A. Bumphrey.

WE SUPPORT THIS APPLICATION

Proposed Cllr Carder, seconded Cllr Morris

All in favour

6. PLANNING CONSULTATIONS: This item had been reported at the previous meeting.

7. CORRESPONDENCE:

1. WC – Guidance on receiving and the use of CIL funds. Cllr Deck gave brief comments including that Wiltshire Council would be required to pass 15% of CIL receipts to councils arising from developments in their area, rising to 25% in areas with an adopted NDP. To prevent excessive amounts being passed on, those parishes without an NDP would not receive more than £100 per dwelling per year. Areas with an NDP would receive 25% with no cap. CIL payments would be made twice a year, in April and September. CIL regulations state that this proportion of funds must be used to support the development

of the local area by funding a) the provision, improvement, replacement, operation or maintenance of infrastructure or b) anything else that is concerned with addressing the demands that development places on an area. If a Parish Council failed to spend CIL funds within 5 years of receipt or not in accordance with the regulations, then it can be reclaimed by Wiltshire Council. Wiltshire Council, in turn, would be required to spend any recovered funds in the Parish Council's area. To ensure transparency councils must publish information each year on their website and send that to Wiltshire Council.

2. WC – Changes to Planning Legislation – Permission in Principle (PiP). The Government were introducing a new method of obtaining planning permission which would apply from 1st June. In essence it was very similar to outline planning permission. Current routes to obtain planning permission were considered by small developers as too expensive and the process too lengthy which could put them off applying and developing land for housing. The first route was already in place with local authorities obliged to produce a 'Brownfield Register' and have the ability to grant a PiP for the residential development of such sites. The second route would allow the developer to apply directly to the local authority for approval up to 9 dwellings. The council would consult with statutory consultees who would have only 14 days to respond, with the local authority having 5 weeks to determine the application, failing which the developer would have a right to appeal against non-determination. Local Authorities would not be able to impose planning conditions at this stage or enter an applicant into a S.106 agreement. The third route would be granting PiP for sites allocated in Local Plans but that required further legislation and would not yet be in force.

PiPs would be valid for 3 years with commencement not starting until a Technical Detailed Consent (TDC) was received. PiP applications would be received by email and local training offered.

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

9. FULL COUNCIL INFORMATION AND ACTION: Cllr Haskell advised the next Area Board would be held on 21st May at Burbage. He and Cllr Mrs Hunt had been fortunate to be shown round the campus site which was on schedule for completion at the end of August. Wiltshire Council would then be responsible for the internal fit, with completion expected in October. Officially it would be called The Vale Campus.

No answers had been received from Cllr Wayman following the meeting and questions raised on Everleigh HRC. He had attended the Rail Users meeting on 11th May and had offered the Parish Office as a meeting space and support for the group. PCAP had offered to bring the group under its umbrella to cover a constitution and insurance requirements.

Cllr Mrs Hunt reported that Wiltshire Council had sent a letter back to the architect of the wheeled sports area on its pre-application. The only thing of concern was the noise and how it could affect nearby residents. The architect and WC project managers have to produce a detailed scheme on how to deal with the potential noise problem before the application would be considered. Cllr Kunkler was confident that the application would be successful, but if it was not then it was likely the original hall would not be built instead. Cllr Haskell felt the noise of the skatepark could be overcome, it was the noise of people in the surrounding area that could be difficult. Cllr Deck felt there were options to mitigate the noise and felt the management of the place would be important. Cllr Carder said a public meeting had been held over 10 years ago, with a suitable site found but turned down by the landowner.

10. ITEMS VIA THE CLERK: The clerk advised there was no meeting next week, although she and Cllr Eyles would be attending the annual Highways meeting on 23rd May at Kennet House. The toilets were closing on 21st May for refurbishment.

There being no further business the Chairman closed the meeting at 7.49pm.

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