

PEWSEY PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD ON WEDNESDAY 22nd AUGUST 2018
IN THE BOUVERIE HALL, PEWSEY

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

IN ATTENDANCE: Alison Kent (Clerk) and members of the public.

1. APOLOGIES: Cllrs Eyles, Hagan, Smithers and Stevens.

2. DECLARATION OF INTEREST: None.

3. PRESENTATION ON COMMUNITY LAND TRUSTS, VICKY BODMAN of WILTSHIRE COUNCIL:

Community Led Housing was a partnership between Wiltshire Council, Community First and the Wiltshire Community Land Trust which encouraged and supported communities to discuss affordable housing needs and assist in the creation of Community Land Trusts. Wiltshire Council received £650,00 from Homes England to support Community Led Housing primarily in rural areas of Wiltshire. Wiltshire currently has 5 active CLTs at Wilton, Broad Chalke, Seend, Tisbury and Cricklade with other interested groups at Bradford-on-Avon and Great Bedwyn. Grants of up to £10,000 were available to establish a CLT and also a £40,000 repayable grant to fund feasibility studies.

Cllr Mrs Hunt asked where the land purchase funding would come from; Miss Bodman advised that Homes England was announcing further funding would be made available soon. Cllr Haskell asked whether the land purchase could be leasehold; the CLT would have to purchase the land outright. Cllr Ann Hogg said affordable housing was desperately needed in rural areas but that it was hard to purchase land in such areas with availability easier in towns through brownfield sites. The Ministry of Defence had been asked if they could supply land but had not yet replied.

Cllr Mrs Hunt asked if the planners employed for Community Land Trusts could negotiate with Local Authorities to push for more affordable housing.

Cllr Deck reminded member that the NDP identifies sites available for development within the settlement boundary. Cllr Kerry Pycroft asked whether a refurbishment idea was possible; this would be possible on a similar scheme to buy to let. The CLT would be responsible for the maintenance and management and has to be a total non-profit making process.

Cllr Deck suggested that if the Parish Council was interested in progressing this then a CLT would have to be established outside of the Parish Council environment but with close involvement. Nothing much could happen until a land site was identified and then work with a registered provider. An event was being held in Tisbury on 12th September which Cllr Haskell would attend.

4. MINUTES OF THE LAST MEETING: All being in agreement, the minutes of the meeting held on 25th July 2018 were signed as a true record by the Chairman.

5. PLANNING: Decisions from Wiltshire Council

1. 18/04647/FUL FULL PLANNING PERMISSION GRANTED for proposed single storey side extension at 20 Middlemass Green, Pewsey for Mr A. Batchelor and Ms S. Everleigh.

2. 18/05251/FUL FULL PLANNING PERMISSION GRANTED for proposed rear conservatory at Combe Haven, 3 Cynnet Place, Pewsey for Mrs Pegler.

3. 18/05411/FUL FULL PLANNING PERMISSION GRANTED for extension to dwelling (north and south), increase in ridge height by 400mm and timber cladding to exterior at Inlands Farm, Sunnyhill, Pewsey for Mr R. Haskell Thomas.

4. 18/05228/FUL FULL PLANNING PERMISSION GRANTED for erection of single storey annexe building (alternative development to that permitted under application 17/11088/FUL) at 13 Tinkers Mead, Pewsey for Mr N. Talbott.

5. 18/05701/FUL FULL PLANNING PERMISSION GRANTED for proposed garage and porch to front at Broadway, Salisbury Road, Pewsey for Mrs L. Watts.

6. 18/06064/FUL FULL PLANNING PERMISSION GRANTED for proposed garden room to rear of property at Holly House, 35 Easterton Lane, Pewsey for Mr & Mrs Douglas-Withers.

7. 18/06085/FUL FULL PLANNING PERMISSION GRANTED for single storey front extension and car port at The Skilling, 12 Brunkards Lane, Pewsey for Mr J. Milnes.

8. 18/06647/TCA WORKS TO TREES IN A CONSERVATION AREA GRANTED row of Elm trees – fell all dead or dying and reduce remaining to 3m; Alder tree – fell at Waterloo Cottage, Swan Road, Pewsey for Mr Dunstan.

6. PLANNING: Plans for Discussion

1. 18/06457/DP3 ADVERTISEMENT CONSENT for non-illuminated fascia and totem signs at The Vale Community Campus, Wilcot Road, Pewsey for Wiltshire Council.

WE SUPPORT THIS APPLICATION

Cllr Morris, seconded Cllr Carder

All in favour

2. 18/06654/TCA WORKS TO TREES IN A CONSERVATION AREA 3 Birch trees – fell at Pewsey Surgery, High Street, Pewsey for Pewsey Surgery.

WE SUPPORT THE APPLICATION

Proposed Cllr Mrs Hunt, seconded Cllr Ann Hogg

All in favour

3. 18/06123/FUL FULL PLANNING PERMISSION for installation of car wash/valeting bay to existing car park (retrospective) at Fordbrook Industrial Estate, Marlborough Road, Pewsey for Fordbrook Interiors Ltd.

WE SUPPORT THIS APPLICATION

HOWEVER IT IS FELT THE CABIN SHOULD NOT BE A PERMANENT STRUCTURE

Proposed Cllr Morris, seconded Cllr Haskell

All in favour

4. 18/06513/FUL FULL PLANNING PERMISSION for change of use to equestrian and erection of 3 stables with associated tack room at the paddock opposite Little Ann, Pewsey for Mr R. Hancock. A letter of objection had been received.

NO OBJECTION

HOWEVER, THERE IS CONCERN ON THE ACCESS AND THE VISIBILITY SPLAY WHICH SHOULD MEET HIGHWAYS WRITTEN REQUIREMENTS

Proposed Cllr Deck, seconded Cllr Morris

All in favour

5. 18/07156/TCA WORKS TO TREES IN A CONSERVATION AREA T1 – Sycamore – pollard to 20 feet above ground level; T2 – Holly – remove at Down View, Southcott Road, Pewsey for Mr Gillham.

WE SUPPORT THIS APPLICATION

Proposed Cllr Ford, seconded Cllr Haskell

All in favour

6. 18/06585/FUL FULL PLANNING PERMISSION for demolition of conservatory. Construction of two storey extension to provide additional bedroom and ensuite bathroom over new garden room at 61 Wilcot Road, Pewsey for Mr D. Flach. A letter of objection had been received.

WE OBJECT TO THIS APPLICATION

AS IT IS NOT SUBSERVIENT TO THE ORIGINAL PROPERTY AND IS CONSIDERED OVERDEVELOPMENT OF THE SITE AS THIS WOULD BE THE SECOND EXTENSION. THE CLADDING IS NOT IN KEEPING WITH THE NEIGHBOURHOOD SCENE WITHIN THE CONSERVATION AREA

THE PROPOSED UPVC WINDOWS ARE CONTRARY TO THE PEWSEY NDP

Proposed Cllr Mrs Hunt, seconded Cllr Ann Hogg

14 for, 1 against

7. 18/07081/PNCOU NOTIFICATION FOR PRIOR APPROVAL FOR A CHANGE OF USE from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3) at 45-47 North Street, Pewsey for Mr and Mrs S. Chambers. Three letters of objection had been received.

NO OBJECTION

Proposed Cllr Giles, seconded Cllr Carder

14 for, 1 abstention

8. 18/06659/VAR VARIATION OF CONDITION 2 of planning permission 17/01294/FUL to allow for improvement to house types and site planning layout at Land to the south of Old Hospital Road, Pewsey for Spire House Developments Ltd.

WE SUPPORT THIS APPLICATION ALTHOUGH WE CONSIDER THE PLOT IS UNDERDEVELOPED AND SECONDLY ASK WHO WILL MAINTAIN THE GREEN AREAS

Proposed Cllr Ford, seconded Cllr Morris

13 for, 1 against, 1 abstention

9. 18/06871/LBC LISTED BUILDING CONSENT to take out existing sliding sashes; leave the outer box frames in position. Replace the existing sliding sashes with new slim double-glazed sashes at Flat 1, The Manor, Swan Road, Pewsey for Mrs E. Corbett.

WE SUPPORT THIS APPLICATION

Proposed Cllr Morris, seconded Cllr Smith

All in favour

10. 18/07346/FUL FULL PLANNING PERMISSION for proposed two storey side extension and associated internal alterations at Owen Sound, Marlborough Road, Pewsey for Mr D. Tarr and Ms K. Holman.

NO OBJECTION

Proposed Cllr Mrs Hunt, seconded Cllr Carder

All in favour

7. CORRESPONDENCE:

1. WC – Cllr Deck reported on the Housing Site Allocations Plan which required comment by 3rd September. There were no comments to be made, however, points of interest were read out. The Pewsey Community Area Topic Paper highlighted that the housing requirements to 2026 had already been met. As the Pewsey NDP had reviewed the settlement boundary, a further review was excluded from this document.

8. PAYMENTS FOR APPROVAL AND QUOTATIONS FOR ACCEPTANCE: Authorisation of payments 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 remind everyone of the Area Board on 3rd September at Great Bedwyn. Although many members were away, he would encourage someone to attend if possible.

10. ITEMS VIA THE CLERK: The clerk reminded members there were no meetings next week.

There being no further business the Chairman closed the meeting at 8.15pm.

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