

HOUGHTON PARISH COUNCIL
Minutes of the Parish Council Meeting
held on Tuesday 12th March 2019
at Houghton Village Hall, 7.30pm

Present: Parish Councillors: Mrs I Burt (Chairman), A Young (Vice Chairman),
P Chant, A Dougall, J Scougall, Mrs L Adams.
Paul Finlay and Matt Holmes – Willton Homes

Members of the Public: 18

Minutes: Mrs Clare Cotterell - Parish Clerk

The meeting started at 7.30pm

1	Apologies Apologies received from Borough Cllrs Busk and Boulton and County Cllr Gibson.	Noted
2	Declarations of Interest Cllrs to declare any interest relating to items on this agenda – None.	Noted
3	Cllrs to confirm the accuracy of the minutes of the meetings held on 8th January 2019. Proposed Cllr Adams, seconded Cllr Dougall, all agreed.	
4	Actions and Updates to be reported Clerk reported: <ul style="list-style-type: none"> • All responses to planning applications from 8th January were submitted to TVBC and acknowledged. 	
5	Public Participation - <i>This item will be limited to 15 minutes, unless directed otherwise by the Chairman.</i> <ol style="list-style-type: none"> 1. A resident expressed concern that the Parish Council submitted No Comment to a planning application at the last meeting and asked when Virgin will carry out remedial works – It was confirmed Virgin will return to carry out remedial works. 2. A resident asked who was responsible for repairing potholes in the village – It was confirmed that HCC are responsible and potholes can be reported online to them. 	
6	Borough and County Councillor Reports. None.	
7	Proposed Development – Houghton Farmhouse Cllrs to receive an update on the proposed development of Houghton Farmhouse. Paul Finlay and Matt Holmes from Willton Homes attended the meeting to provide information on the proposals for developing the Houghton Farmhouse site. The planning application has now been registered with TVBC for 13 homes including 4 affordable homes. Paul admitted mistakes had been made in removing the hedge and apologised for the error. The hedge has been replanted and a self-watering system will be provided to ensure good growth during the summer. Questions were invited from members of the public and Councillors. Pdfs of the plans displayed will be forwarded to the PC for circulation in the village.	
8	Planning Cllrs to propose a response to be submitted to TVBC in relation to the following planning or tree applications: <ol style="list-style-type: none"> a) 18/03360/FULLS - Replace oil tank, replace brown timber framed windows with white UPVC double glazing, install new bow-bay window - Broad Oak The Orchards Houghton – Objection for the location and height of the oil tank, the visibility of the oil tank from the street and Sheep Bridge Gate and the impact on the direct neighbour – Proposed Cllr Burt, seconded Cllr Young, all agreed. b) 19/00200/VARS - To vary condition 2 (Approved plans) of 18/01627/RESS (Four detached dwellings with parking) to replace drawing numbers (floor plans) 2526 P2-03-H2C, 2526 P2-01-H1C, 2526 P2-05-H3C, 2526 P2-07-H4B with 1829-10B, 1829 11B, 1829-12B 1829-13B and replace drawing numbers (Elevations) 2526 P3-01-H1E, 2526 P3-02-H2E, 2526 P3-03-H3E, 2526 P3-04-H4E with 1829-30B, 1829 31B, 1829 32B & 1829-33B - Four Winds Houghton - Objection on the grounds that it does not complement or enhance the village setting and has a detrimental impact on the conservation area – Proposed Cllr Burt, seconded Cllr Young, all agreed 	

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	<p>c) 19/00407/TREES - 1 x Horse Chestnut - To be felled - The Manor House Church Lane Houghton – No Objection – Proposed Cllr Young, seconded Cllr Adams, all agreed.</p> <p>d) 19/00467/TREES – Tree works as per schedule received – Houghton Lodge Gardens Houghton Road North Houghton – No Objection – Proposed Cllr Dougall, seconded Cllr Scougall, all agreed.</p> <p>e) 19/00475/FULLS - Two storey extension, garage conversion erection of new garage; construction of detached dwelling including package treatment plant - Martins Horsebridge Road Houghton – Objection (see Appendix to minutes) - Proposed Cllr Burt, seconded Cllr Dougall, all agreed.</p>																					
9	<p>Annual Parish Assembly</p> <p>Cllrs to agree arrangements and approve expenses.</p> <p>To be held on Friday 15th March 2019 at 7pm – Drinks and nibbles available from 7pm followed by Chairman’s and other reports. Cllrs agreed expenses up to £100.00 – Proposed Cllr Burt, seconded Cllr Scougall, all agreed.</p>																					
10	<p>Grant Funding Form</p> <p>Cllrs to approve amendments to the Grant Funding Application Form.</p> <p>An amendment to the Grant Funding Application form was approved – Proposed Cllr Burt, seconded Cllr Dougall, all agreed.</p>																					
11	<p>Noticeboard</p> <p>Cllrs to review quotations to replace the noticeboard using CIL funds and agree location of new board.</p> <p>Cllrs agreed the location of the new 3 bay board to be by the bus shelter outside the village hall. Liaison with the village hall over the size to take place before deciding which quotation to accept.</p>	Ag Item																				
12	<p>Finance</p> <p>a) Cllrs to propose acceptance of the financial statement for the period of 1st January 2019 to 28th February 2019 – Proposed Cllr Burt, seconded Cllr Young, all agreed.</p> <p>b) Cllrs to approve the following payments to be made - Proposed Cllr Burt, seconded Cllr Dougall, all agreed.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Payee</u></th> <th style="text-align: right;"><u>Amount</u></th> <th style="text-align: left;"><u>Payee</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Clerk Salary (Jan)</td> <td style="text-align: right;">£374.43</td> <td>Clerk Salary (Feb)</td> <td style="text-align: right;">£374.43</td> </tr> <tr> <td>Clerk/office expenses</td> <td style="text-align: right;">£57.22</td> <td>Oak Ass (V Hall QS)</td> <td style="text-align: right;">£720.00</td> </tr> <tr> <td>HMRC PAYE (mths 9/10/11)</td> <td style="text-align: right;">£196.00</td> <td></td> <td></td> </tr> <tr> <td colspan="4"><u>Closing bank balance as at 28th February 2019 - £18,887.50</u></td> </tr> </tbody> </table>	<u>Payee</u>	<u>Amount</u>	<u>Payee</u>	<u>Amount</u>	Clerk Salary (Jan)	£374.43	Clerk Salary (Feb)	£374.43	Clerk/office expenses	£57.22	Oak Ass (V Hall QS)	£720.00	HMRC PAYE (mths 9/10/11)	£196.00			<u>Closing bank balance as at 28th February 2019 - £18,887.50</u>				
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13	<p>Cllrs to receive updates on the following:</p> <p>a) Neighbourhood Development Plan – Cllr Young reported progress is being made, Longstock/Stockbridge have asked whether a joint NDP is possible with Houghton. Houghton NDP Steering Group felt that individual parish NDPs will carry more weight. Longstock/Stockbridge requested an attendee from Houghton to their meeting on 14th March at 6pm – Cllr Adams will try to attend. At the recent presentation sessions TVBC officers attended and said how impressed they were with Houghton’s progress.</p> <p>b) Community Benefit Fund – Two grant applications, for the table tennis club (new table) and Houghton trail (signs and timing equipment) have been approved. An application for the History of Houghton is being considered.</p> <p>c) Playground and Trees – Cllr Young reported all inspected recently and all okay.</p> <p>d) Lengthsman Scheme – a new lengthsman is needed but all is up together, any issues for the lengthsman to be reported to Cllr Young.</p>																					
14	<p>Co-option of Parish Councillor</p> <p>Cllrs to consider an application to co-opt a Parish Councillor.</p> <p>Mr James Coombes applied to be co-opted as a Parish Councillor and gave a short speech. Cllr Burt proposed his co-option, seconded by Cllr Dougall, all agreed.</p>																					

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	Mr Coombes signed the Declaration of Acceptance of Office.	
15	<p>Next Meetings</p> <p>a) Friday 15th March 2019 at 7.00pm - Annual Parish Assembly – Village Hall.</p> <p>b) Tuesday 2nd April 2019 - Extraordinary Meeting for Planning items – 7.30pm – Village Hall.</p> <p>a) Tuesday 14th May 2019 at 7.30pm – Annual Meeting of the Parish – Village Hall.</p>	

Meeting closed at 8.58pm

These minutes were approved and signed by the Chairman
at the meeting held on 14th May 2019

Appendix

19/00475/FULLS - Objection

Houghton Parish Council object to the application for a two storey extension, garage conversion, erection of new garage, construction of detached dwelling including package treatment plant at Martins, Horsebridge Road.

This application clearly falls into two parts, the proposed changes to the existing house and a new garage at Martins and the erection of a new house in the garden of Martins.

Taking the first part of this application, the Parish Council have no objection to the proposed two storey extension to the existing house, Martins. However, the Parish Council object to the siting of the new garage to the front of Martins as it will be detrimental to the street scene. The existing garage at the rear of the property is a preferable garage location and it is in keeping with the neighbouring properties where garages are located at the rear. The Council therefore also object to the existing garage being converted to a games room. The design of the new garage at Martins is not in keeping with immediate neighbouring properties. There are few buildings in the vicinity with cladding and the garage will dominate the street scene. There is an existing garage at Martins. The Parish Council fail to understand necessity for an additional garage at the front where it will undoubtedly be detrimental to the immediate area and character of Horsebridge Road, contravening Policy E2 of the Revised Local Plan.

Construction of detached dwelling, including package treatment plant

The Parish Council object to this part of the application in its entirety.

Design and Materials: the design of the new house does not in any way reflect the vernacular of the immediate neighbouring properties or those in close proximity. There is no precedent in the village for this style of house and the applicant's statement that it reflects the 'eclectic style' of existing village houses is totally illogical. There have been recent developments in the village where architects have successfully achieved a continuation of the village vernacular and indeed have enhanced the street scene. There is no precedent for this type of design, and it does not contribute or enhance the Conservation Area. It will be a major distraction from the other neighbouring properties where there is some cohesion, sympathetic and connected design features. The properties to the right of Martins, relatively recently built, were designed to fit in with the immediate properties, picking up on characteristics and design features in order to blend in.

The choice of materials isn't appropriate for the Conservation Area and bears no relevance at all to another other building in Houghton.

The Parish Council is also extremely concerned about the construction of a basement in the new build property. There are currently no habitable basements in the village. It is wholly inappropriate in a rural village and also questionable in terms of the high water table in the village. It is well known to locals that basements are extremely vulnerable.

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The new build garage to the front of the property is wholly inappropriate to a rural setting and Conservation Area. There are no precedents in the village for such a type of building. Also once again the Parish Council are extremely concerned about the siting of a garage at the front of a property where there is no consistency in the local street scene.

Scale and Bulk: the new build house will be squeezed into a very tiny plot to the side of Martins and will have a detrimental effect on the adjacent properties, Martins and Testwood House. It is far too big for the plot available and will therefore have a huge impact on the neighbourhood and street scene.

The Council is also extremely concerned about introducing another entrance onto the Horsebridge Road on the bend, where there are already possibly too many. The site lines are tricky at this point and the proposed entrance is dangerous.

This proposal will have a huge impact on the character and appearance of the immediate area on the Horsebridge Road. It is in total conflict with Policy E1 which states that it should 'integrate, respect and compliment the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles'. It also contravenes Policy E2 which requires that a development 'does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located.'

The Parish Council urge TVBC to reject this application. It will have a significant detrimental impact on the immediate area.