

Melchet Park & Plaitford Parish Council

Minutes of Extra-Ordinary meeting held at Plaitford Village Hall on

5th August 2019

Present

CS Stacey (Chairman)	S Bowles	N Curtis
AW Porter	JPA Robson	
Councillor G Bailey (TVBC)	Cllr N Adams-King (TVBC)	
5 Members of the Public		

40/19 Apologies

Apologies were received from Cllr K Curtis.

41/19 The minutes of the 15th July 2019 meeting were agreed and signed.

42/19 Interests

The Parish Council declared an interest in item 43/19 b) as it was the applicant.

43/19 Planning Applications

- a) **Land to south of Hazelwood Farm, Flowers Lane, Plaitford** - Change of use of land to single gypsy plot - (TVBC ref: 19/01765/FULLS)
Following a lengthy discuss it was unanimously agreed to object to the application on the following grounds.

“Application form sections

13. Foul sewage: It is stated that a septic tank is to be used, but there is no indication on the plans as to where it and the associated soakaway would be located. The underlying ground in this area is clay which makes successful soakaways challenging. The application has provided no percolation figures to demonstrate that a soakaway could be made to work. During the Inquiry held regarding possible development in the field across Sherfield English Lane [TBVC ref: 07/03482] the appellants’ drainage engineer stated in his proof of evidence that he was unable to carry out percolation tests due to the ground being water-logged.

DETR Circular 03/99 Annex A, first paragraph:

*“The responsibility for demonstrating that a new development is effectively served by a sewerage system rests primarily with the developer. **Before deciding a planning application, the local planning authority needs to be satisfied that the sewerage arrangements are suitable.** If the non-mains sewerage and sewage disposal proposals are assessed as being unsatisfactory, this would normally be sufficient to justify refusal of planning permission.”*

14. Waste and Storage Collection: It is not clear why the plans do not address the storage and collection of waste since the application is for residential use.

15. Residential/Dwelling Units: It is difficult to understand why the form states that there will be no gain of residential units when the application is for a permanent site for residential use.

24. Hazardous Substances: The box for no hazardous substances has been ticked whereas it is normal for mobile homes to use bottled gas (there is no mains gas in the area). Will bottled gas be used?

Supporting Statement

Storage of touring caravan: No explanation is given of why the applicant could not continue to store his tourer wherever it was stored for the 14 years before he moved to Alderbury. There is no indication of why the applicant could not either move back to the site where the Bungalow is located at Plaitford Green or at least store his tourer there. It is not uncommon for people to store their caravans at locations away from their homes for both security and visual amenity reasons: there is nothing to indicate that this option has been explored.

Difficulty of living in bricks and mortar: There is no supporting evidence of this difficulty. Many people are unfortunately living in accommodation which they find difficult but this does not entitle them to planning consent for a residential mobile home on agricultural land.

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Other observations

- 1) It is conceded by the applicant that the mobile home would be visible from the public highway. It would therefore be one more unit of incremental development into the open countryside in this area. This development creep is already evident in Wellow Wood Road and Appeal Inspectors have agreed this causes harm to the character and appearance of the rural setting.
 - 2) The condition of no business use from the site would be difficult to enforce. There is no suggestion from where the applicant might otherwise operate his business if he were living on the application site.
 - 3) It is disingenuous to state that there are no gypsy sites in the *immediate* vicinity when there appear to be 4 pitches at the site of The Bungalow just 200m away, a further 3 and possibly 4 pitches in Wellow Wood Road which is only 500m away and a significant number (7-10) at a site in Scallows Lane (approximately 700m away). Within a 750m radius 25% of the postal addresses would relate to sites occupied by gypsies if this application and the one pending in Wellow Wood Road were to be granted, which in the opinion of the Parish Council is over-intensification and is to the detriment of the settled community.
 - 4) The disposal of sewage is of concern, especially as it has not been considered in the application.”
- b) **Plaitford Village Hall, Salisbury Road, Plaitford** - Display of 2 x non-illuminated fascia signs - (TVBC ref: 19/01090/ADVS)
The Parish Council is the applicant for this item it therefore agreed to support it.
- c) **St Edmund’s School, Melchet Court** - Retention of works undertaken to the Coach House and Stable Block - (TVBC ref: 19/01685/LBWS)
It was agreed to support this application. “Whilst not being a listed buildings expert the Council is of the view that all the changes could be undone at some point in the future if this were thought to be desirable and thus no harm has been done.”

Meeting closed at 9.00 pm

Date of Next Meeting

16th September 2019