

**Draft Minutes of Lyneham and Bradenstoke Extraordinary Parish Council Meeting held on Tuesday 29th March 2016 at 7.00pm in Lyneham Church Hall.**

**Councillors Present**

Cllrs: Geoff Jackson-Haines, Rod Gill, John Webb, Richard Selby-Boothroyd, Judy Digman  
Clerk: Jacquie Henly

There were 37 members of the public and press present.

**Item 1 - Apologies**

Apologies were received from Cllrs Lynn Thrussell, Tim Webb, Judy Selby-Boothroyd, Derek Lambourne, Ron Glover and Jack Pollard

**Item 2 - Declaration of Interests in items on the Agenda**

The Chairman stated that all members present were declaring an interest in item 3 on the agenda, as all are associates and friends of Cllr Tim Webb who is co-owner of the land for the proposed development. He emphasised however that the observations and comments made regarding the development would be what are considered as in the best interests of the Parish.

**Item 3 - To discuss and approve a formal response to Wiltshire Council regarding the planning application 15/12487/OUT - Outline Planning for up to 111 dwellings, vehicle access, public open space, natural children's play area, landscaping planting, pumping station, surface water attention and associated infrastructure – land to south east of South View and north of Webbs Court Lyneham - originally discussed at the Parish Council meeting held on 12th January 2016, now that the closing date for responses has been extended to 31 March 2016.**

The Chairman explained that the Parish Council have had many weeks to consider this application and proceeded to read out a draft letter to be sent to Wiltshire Council's Planning Development Control Department for approval by members – the content of the letter was as follows:

*Following a request from Terence O'Rourke dated 15<sup>th</sup> March and notification from Wiltshire Council Development Control that the consultation period for the above application has now been moved back until 31<sup>st</sup> March 2016, Lyneham and Bradenstoke Parish Council would like to make the following comments regarding the proposed development at Pound Farm in Lyneham.*

*We are not in a position to refer to a Neighbourhood Plan in formulating these comments as the protracted process of developing such a plan has been set back more than once through no fault of this Council and there is not currently any firm indication of when such a plan covering this Parish is likely to be available.*

*We have the results of a local housing needs survey which points to the need for over 20 new "Affordable" (either social or shared equity) homes. Indications are that this particular need will have increased since the survey was conducted. The current Core Strategy rules for both small and large villages make it very unlikely that we will ever get anywhere near providing this need through the permitted scale of commercial development. The permitted scales for development are for small villages (Bradenstoke), one or two homes in infill sites only. For large villages (Lyneham) only groups of up to 10 homes would be permitted. Groups of up to 5 homes are now exempt from the requirement to make any provision for "Affordable" housing. Groups of up to 10 it is optional to either provide one or two, or pay the CIL.*

*Given the reported housing need in our parish we have one of two options, either find someone with an exemption site, that they are willing to sell at a discount to a social housing provider. However, for the numbers involved, the Core Strategy prefers to see "Affordable" housing integrated into commercial developments at up to a rate of 40%, which means that we need a development of something like 60 to 80 homes.*

*Secondly, both the Core Strategy, and our Community Led Plan pointed out that there is a desire for bungalows to be built to allow older couples to down size to somewhere in the community they live in that would be readily adaptable for disabled living as they grow older.*

*Most developers do not want to build bungalows as they take up much more land than an equivalent sized house. If Gleasons are willing to build these, we would of course expect that, given the extra cost to develop these, there would have to be an increase in the final number of homes in the development to meet our reported housing need.*

*The proposed new roundabout for the site on the outskirts of the village on the A3102 would contribute to reducing the traffic speed on the road between it and the White Hart roundabout thus contributing to greater road safety in the village, which given the redevelopment going ahead at the garage and consideration being given to a*

*pedestrian crossing there, can only be a good thing.*

*Another consideration is that it is still unclear how many new homes may be required by permanent staff at MoD Lyneham. This proposed development is likely also to support that need.*

*A further serious consideration of the Parish Council in relation to proposed housing development is the situation of Lyneham being a large village squashed in between the two expanding towns Calne and Royal Wootton Bassett. Already essential services such as those of GP practices are being withdrawn from Lyneham into the towns. The Parish council believes that the remedy is, rather than passively to allow the levels of incremental development currently allowed by the Core Strategy to exacerbate these problems, actively to encourage development of sufficient volume to require the necessary service infrastructure to be provided at the same time.*

*We were asked at a recent Parish Council Meeting to comment on the representation letters sent to Wiltshire Council concerning the proposed development and we acknowledged that letters of objection far outweighed letters of support. However Members are also aware of significant support for the development and cannot ignore the support shown at the Public Consultation Events organised by Gleesons and positive comments received from residents during individual conversations whilst out and about in the community.*

*We also note that the main body of opposition comes from residents of Webbs Court. Understandably they are disappointed at the prospect of a very few of them losing the view from their homes across open fields should the development be approved. However, loss of view is not a planning consideration and cannot be taken into consideration.*

*Taking into account all of the above the Parish Council support the application if it will help fill the requirement of "Affordable" homes and bungalows as identified in the housing needs survey. In supporting the development we would also be helping to fulfil the Wiltshire Council target for development in the area.*

After reading the letter the Chairman asked all members present for approval for the letter to be sent. The approval was unanimous.

#### **Item 4 - Date of the next meeting**

The next meeting will be held on Tuesday 12<sup>th</sup> April 2016 at 7.00pm in Lyneham Church Hall.

The meeting closed at 7.10pm

Signed ..... Date .....  
Chairman