



West Tytherley, Frenchmoor & Buckholt Parish Council

Monday 11 October 2021 7:00pm in the King Edward's Hall, West Tytherley

Councillors present: Fiona Collier - Chair (FC), Lucia Homer (LH), Nigel MacPherson (NM), Karen James (KJ), Tim Koetser (TK), Deborah Hook (DH), John Camilleri (JC), and Jennie Newell (JN)

Cllr Ian Jeffrey (TVBC) and Cllr Nick Adams-King (Deputy Leader TVBC and Cabinet Member for Planning)

Plus: Melanie Camilleri (MC) – Clerk/RFO and two members of the public.

118/21 Apologies for Absence: None

119/21 Co-option of new Councillors

i) KJ proposed, seconded by DH and unanimously agreed to ratify the co-option of John Camilleri and Jennie Newell. The Register of Interests paperwork was completed.

ii) FC wishes to have a move around of areas of responsibility – discussion deferred until Nov meeting. In the meantime: Planning to go to JC, LH to retain Highways.

120/21 Declarations of interest: NM declared an interest in planning application 21/02789 Barns At Mornington

121/21 Minutes: the Minutes of the Parish Council Meeting held on **13 September 2021** were approved

122/21 Public Forum

123/21 To receive a report from Councillor Ian Jeffrey (TVBC)

Mid Test Matters Issue 27 has been circulated to all Cllrs and published on WTPC's website. FC will print-off copies for the WTPC Noticeboards:-

- Last weekend Cllr Jeffrey planted a COVID commemoration tree (flowering cherry) at Up Somborne. The plaque says "*To commemorate the community spirit in the village during the pandemic of 2020 and 2021*". The funds for purchase of the tree and plaque were raised by garage sale in the village.
- Cllr Jeffrey opened the floor to Qs

FC thanked Cllr Jeffrey for his attendance at Thursday's meeting with TVBC Planning on 21/02575/VARS The Black Horse.

124/21 To receive a report from Councillor Nick Adams-King (Deputy Leader TVBC and Cabinet Member for Planning)

- A full review of the current adopted Local Plan (2016) will be undertaken, with the next formal consultation on a draft plan (Regulation 18 Preferred Approach) being undertaken in two stages during 2022:

Stage 1: Issues of Principle/strategic matters: Public consultation Q1 2022

Stage 2: Full draft (update strategic matters from Stage 1 along with site allocations and development management policies): Public consultation Q4 2022
TVBC's SHELAA's will be notified. FC requested education piece on what a SHELAA is.

Alan Bannister wished to officially register that he would be saddened if an education piece on the SHELAA was released to the parishioners just now given its sensitive nature at this stage of the NDP process.

- Waste Recycling/Strategy: Will be reviewed by end of next year whereby all plastics, glass, and food waste will be recyclable. Additional waste bins will be issued to households.
- Thursday's meeting with TVBC Planning on 21/02575/VARS The Black Horse: acknowledged WTPC's frustration in the planning process and indicated this case will go before TVBC Southern Area Planning Committee. FC thanked Cllr Adams-King for organising and attending the meeting.
- Highways: Devolution proposals will continue with the Borough Council/County Council structure but with additional freedoms to manage economic regeneration of town centres and transport infrastructure (bus serves, community transport etc)
- Grants: TVBC has grants of £5K p.a. Cllr Adams-King as a County Councillor has a grant budget of £8K (of which he'll make <£1K available to WTPC).

125/21

NDP

Alan Bannister delivered the following update:-

- Meeting held on 06 Oct with TVBC's Sarah Hughes and members of the NDP Steering Group to discuss the examiner's 46 questions
- AB will formulate a response to these Qs by 22/10 (deadline is 25/10)
- Once his answers have been submitted, it's anticipated the examiner will issue a report 1st week Nov after which TVBC and WC will issue a Response Statement
- His aim is to hold the referendum early 2022 (before the end of TVBC's consultation on the updated Local Development Scheme which takes place Q1 2022)
- FC confirmed that JC is now WTPC's official 'Planning' rep for the SG

126/21

Planning

i) Consideration to new planning applications

21/02789/FULLS

Address: Barns At Mornington, North Lane, West Tytherley, Salisbury

PROPOSAL Demolition of two agricultural buildings and erect 2 x detached dwelling houses, with associated parking, access, and hard and soft landscaping (Amended scheme)

Having declared an interest, NM abstained from voting, forfeiting his vote.

It was unanimously agreed to OBJECT to this application for the following reasons:-

1. Town and Country Planning (GPD) (England) Order 2015:-
 - a. Class Q approval is based upon the principle of partial demolition only as the existing building must in structural terms already be 'capable of functioning as a dwelling'. The applicant's proposal to demolish the barns in their entirety amounts to the construction of a new building (and in a different location) falls outside of the Class Q approval status. Q1 (i) refers.
 - b. The development would result in the external dimensions (height) of both dwelling houses extending beyond the external dimensions (height) of the existing barns. Q1(g) refers.
2. TVBC Planning Policies E1/E2 and Comm11: The development would not integrate or compliment the character of the area (rural open countryside) and will be more visually intrusive:-
 - a. the combined visible surface area/ridge heights of the rooves are excessively large and would result in a dominant/overbearing appearance.
 - b. the proposed dwelling houses are excessively large in comparison to the plot of land in which they sit
 - c. as these proposed dwellings are domineering and not set-back from street scene, no manner of landscaping can mitigate the harm

3. TVBC Planning Policy LHW4: the Juliette balconies will have a detrimental impact upon the privacy and amenity of a neighbouring property
4. TVBC Planning Policy T1: Highways Authority raised a significant objection to the withdrawn scheme 21/00928 on the grounds of unacceptable impact upon Highway safety (this stretch of road has a 60mph speed limit). The councillors can find no evidence whatsoever that this amended scheme addresses this objection and reject the applicants claim that prior approval awarded represents a clear fall-back position. Vehicle access to what was in effect two disused/redundant barns is not comparable to permitting daily vehicle access to two substantial family dwellings.
5. TVBC Planning Policy E5: The councillors would dispute the accuracy of the Bat Survey Report dated 20 Sept 2021 in terms of bat activity as one councillor has direct and personal experience of rescuing bats; 30% of which come from that site.

21/02575/VARS

Address: The Black Horse, West Tytherley, Salisbury, SP5 1NF

PROPOSAL: Variation of condition 2 and 10 of planning permission 16/02056/FULLS (Erection of 3 bedroom chalet bungalow) to amend approved plans to include raised foundation height, raised height of ground floor windows, replacement of two windows on eastern elevation with french doors and to decrease the pitch of the roof, amend details of landscaping

JC abstained from voting, forfeiting his vote.

It was unanimously agreed to OBJECT to this application for the following reasons:-

1. The viability and approval status of 16/02056/FULLS is intrinsically flawed: it is now evident that the original design was never viable if the tree was to be protected. This has been acknowledged in the Additional Design and Access Statement dated 13 Sept 2019 *2.1 Variation sought due to a requirement to not build within the arboricultural route protection zone, the slab height of the dwelling was raised.*
2. The material departure from the approved plans, as built, constitutes unlawful development. WTPC consider S73 of the Town and Country Planning Act is not an appropriate route to seek a variation to what amounts to a fundamental alteration in both design and character of the dwelling and its setting as a whole e.g. condition 2 specifically provided limitations on 'Dimensions' which includes the roof's ridge height
3. Due to the close proximity to the historic barn adjacent and the listed public house to the front of the site, the roof height/pitch would no longer meet the test of being modestly proportionated and recessive within the street scene.

The approved ridge height 6370mm was already 200-300mm taller overall than the ridge line to the building to the north due to the rise in the land. An increased ridge height of 7220mm will make it 1050-1150mm taller overall. Coupled with a decrease in pitch to 30 degrees, the roof will be categorically more prominent/visible.

We do not believe the harm can be weighed more favourably against the public benefits of the proposal; the build has not been community led, is not required for the operation of the business, and would be a low-grade addition to the local housing stock.

4. Landscaping plans being proposed in order to mitigate the 'overlooking' issue caused by the increase in ridge height and window height will have the knock-on effect of creating a loss of amenity of neighbours by way of overshadowing. We

note there is no BRE Guidelines '45-degree rule' assessment report measuring the impact on sunlight and daylight to **all** neighbouring properties as a direct result of the proposed landscaping.

5. The neighbour's hedge to provide amenity to the garden is not enforceable. We understand the hedge has been deemed unsafe and is scheduled for removal this Autumn
6. Paragraph 58 of the National Planning Policy Framework states that *Effective enforcement is important to maintain public confidence in the planning system.* To seek remedy to the harm done would mean reducing the ridge height to the approved 6370mm and as such a 1.5 storey dwelling would not meet Building Regulations.

21/02807/TPOS

LOCATION: Yew Tree Cottage, 51 Stony Batter Lane, Stony Batter

PROPOSAL: T1 - Walnut Tree - Cut back overhanging branches to provide 2 metres clearance

LH reported that she had made a site visit and could confirm the neighbours needed to cut back the overhanging branches due to the damage the branches were causing to their roof tiles.

- ii) The 'Object' decision (based upon TVBC Planning Policy E2 and E5) made under Scheme of Delegations for 21/02538 Dragonfly Ridge was unanimously ratified.

127/21

Finance

- i) To approve the Cash Flow Report and payments

Bank balances

Main Account (as at 28 Sept 2021): £11,577.04

Savings Account (as at 08 Aug 2021): £1,238.98

Rec Ground Capital Fund (as at 15 Sept 2021): £9,626.55

Payee	Detail	Amount £	Method
SSE	Electricity Rec Grd	10.04	DD
M Camilleri	Salary + office expenses	730.90	Standing Order
M Camilleri	Office consumables	78.54	1035
Total debit		£819.48	

Receipts	Detail	Amount £	Method
HCC	Use of WT Rec Grd	86.00	
Total debit		£86.00	

- ii) MC presented budget 2022/23 with Precept Options 1,2,3.
FC proposed, seconded by LH and unanimously resolved that Option 3 for Precept of **£15,000** be selected. MC to notify TVBC once their Precept Request paperwork arrives.
- iii) FC reported that the Remembrance Day wreath has arrived.
Unanimously resolved to donate £25 to The Royal British Legion Poppy Appeal.
FC to get costs with the view to purchase a Remembrance Day WW1 Solider Outline

128/21

Councillor Reports

LH

- Highways has declined to instal a Deer sign until they have data on collision accidents. All such incidents to be reported to LH to collate.
- Dean Road closures - scalpings put down but unsure what else has been done. Will look into.

- Dean Road resurfacing – will not take place this year

NM

- Lengthsman: jobs identified and submitted
- Reported that Buckholt residents appear to be paying their Precept to Nether Wallop Parish Council. MC to investigate with TVBC Electoral Team

KJ

- Footpath Norman Court estate – logs now removed

DH

- War Memorial (obelisk):-
 - Path cracked – previously repaired 2017. Quote being obtained to repair, plus Lengthsman being asked if he can carry out. Looking into grant application to fund the repair
 - Will be cleaned in readiness for Remembrance Day

FC thanked DH for all her hard work

TK

- Electricity supply Rec Grd. Read meter. Will contact SSE to secure a new contract as we are no on the variable rate
- Requested additional park bench(es) for Rec Grd. MC to obtain costs.
- Requested waste bin be sited on the Rec Grd. FC advised that historically when a bin was installed, it was left overflowing (despite instructions to empty) so it was removed. Everyone to take their waste home.

129/21

Correspondence, AOB, urgent matters

- i) As a result of the continued abuse/dumping at the Textile Bin located outside the Village Hall, less than 10% is reusable by the charities (items being dumped such as rubble, books, duvets, food waste, broken toys). As a result, and with regret, it has been decided to remove that Textile Bin.
The Village Hall are considering installing CCTV given recent occurrences of oil theft and issues involving personal safety.
- ii) Cllr Collier has been unlocking the pavilion 3:15-5:15pm on weekdays to provide access to the toilets for children on a trial basis. Regrettably, there has been an occasion where she discovered human faeces was smeared over a toilet seat and hand-printed over the walls. She cleared-up the mess up but if this type of incident were to reoccur, this trial will cease.
- iii) Request received from TV School for WTPC to sponsor a prize(s) to celebrate the achievements of their former Year 11 pupils. The Annual Presentation Evening is 09 December which will be the first time they have been able to hold a formal gathering since the Covid pandemic hit.
Unanimously resolved that WTPC will donate 2x prizes (£25 each)

130/21

Date of next meeting

The date of the next **West Tytherley, Frenchmoor & Buckholt Parish Council** meeting will be held on **Monday 08 November 2021 at 7:00pm** in the **King Edward's Hall**

Being no further business, FC closed the meeting at 9:09pm

DRAFT MINUTES TO BE SIGNED AT THE NEXT PARISH COUNCIL MEETING

Minutes published on the Parish Council's website wtparishcouncil.org