BROAD TOWN  PARISH COUNCIL

**Minutes of the Parish Council Meeting held on Monday 8th July 2019**

**In the Village Hall**

**Present:** Councillor J E Jordan - Chairman

Councillor S G Hartley

Councillor M A Holland

Councillor R Pearce

**Officers:** Mrs E Diamant – Parish Clerk

**PUBLIC PARTICIPATION**

9 members of the public were present.

Further to a request for contact earlier this year, Andrew Law and Bob Clarke from the White Horse group attended a meeting with Eva Prokop, project officer at North Wessex Downs AONB. There is a proposal for a White Horses project covering a range of themes; once this is scoped with local input a grant application will be made to the heritage lottery fund and other groups. There is a variety of evolving sub projects as part of the larger project. An interest was expressed in those relating to conservation activities, access to White Horses, archaeological projects and wildlife; all aspects that the Broad Town group engages in already. The project has a 1.5 million funding potential with match funding from other sources; it does not deliver until 2022. Andrew Law and Bob Clarke feeI that it is in our interest to maintain an interest in this project. Ewa Prokop has put together a survey and has asked that this is put on the website and publicised. The survey intends to identify where the areas of interest are to support the grant funding application.

A resident is keen to make sure that the public footpaths are made accessible and offered practical support for the foot paths working group. It was noted that new signs are in place and paths have been cleared. It was noted that some stiles are too high for older people to access easily.

Several residents commented on planning application 19/05026/FUL. The following concerns were raised:

-The potential size of the site as a commercial development.

-The impact on traffic and road safety given the potential for increased use by commercial and business traffic. The 60 mph speed limit of the road was discussed as were current traffic issues at this location. Previous attempts to have the speed limit reduced at this site have failed with the low density of buildings in the area being cited.

-The visual impact of the development including the significant increase in parking at the site was discussed. It was noted that the application states 12 parking spaces whereas the plan shows 14 spaces.

- The impact of noise and additional lighting on the area given the potential for security, business and car park lighting.

- The impact of the new access point on noise, traffic and road safety.

- The potential for further development at the site in the future.

- Residents also identified that large areas of their garden and property would have the potential to be overlooked by any staff working at the site.

Several residents commented on planning application 19/05024/FUL . The following concerns were raised:

-The visual impact of the design of the site and the glass materials proposed; a resident expressed concern that this may set a precedent for additional builds in this style.

-The plan for the dwelling exceeds the footprint of the original barn.

**1. APOLOGIES**

Apologies were received from Councillors Joyce and Rendell

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. MINUTES**

The Minutes of the Parish Council meeting held on Monday 10th June 2019 having previously been circulated were signed by the Chairman, Councillor Jordan as a correct record.

**4. FINANCE**

**4.1 BANK BALANCES**

Treasurers Account £ 13199.53

Business Bank Instant £ Nil

Community Fund £9180.08

The bank balances were noted.

**5. CLERK’S SALARY AND EXPENSES**

It was proposed by the Chairman, Councillor Jordan, seconded by Councillor Pearce and

**UNANIMOUSLY RESOLVED** to approve the payment of £896.88 to the Parish Clerk for salary and expenses.

**6. REIMBURSEMENT TO CLERK – INVOICE STAMP**

It was proposed by Councillor Pearce, seconded by Councillor Hartley and

**UNANIMOUSLY RESOLVED** to approve the payment of £30.95 to the Parish Clerk in reimbursement for the purchase of an invoice stamp.

**7. REIMBURSEMENT TO COUNCILLOR JOYCE – ADDITIONAL PADLOCK KEYS**

It was proposed by the Chairman, Councillor Jordan, seconded by Councillor Hartley and

**UNANIMOUSLY RESOLVED** to approve the payment of £10.00 to Councillor Joyce in reimbursement for the purchase of additional keys for the replacement padlock.

**8. PLANNING APPLICATIONS RECEIVED**

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| **Application Number** | **Applicant** | **Location of Development** | **Description of Development** |
| 19/05024/FUL  Original application can be viewed here:  [**19/05024/FUL**](https://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=879535&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/Menus/PL.xml&DAURI=PLANNING) | Mr Colin Young | Merlins Gate Farm  Broad Town Road  Broad Town  SN4 7RB | Erection of detached house and garages  **Comments to be received by 10th July 2019**  **See comments below.** |
| 19/05026/FUL  Original application can be viewed here:  [**19/05026/FUL**](https://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=879535&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/Menus/PL.xml&DAURI=PLANNING) | Mr Colin Young | Merlins Gate Farm  Broad Town Road  Broad Town  SN4 7RB | Change of use of land and building from agricultural use to B1-B8 use  **Comments to be received by 10th July 2019**  **See comments below.** |
| 19/04809/FUL  Original application can be viewed here:  [**19/04809/FUL**](https://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=879535&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/Menus/PL.xml&DAURI=PLANNING) | Kate Senior | Hambrook Farm  Thornhill  SN4 7RZ | Erection of an extension to and existing stable block and conversion of an existing Dutch Barn into equestrian use  **The application was supported; it is a suitable development of an existing equestrian business and appears to be a sympathetic plan.** |

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Application 19/05026/FUL was discussed; it was noted that the size of the proposal is likely to have a significant impact on traffic and road safety; the size of the new access and turning indicates significant levels of traffic as does the proposed volume of the commercial units. It was suggested that this would place additional burden on traffic in the area at peak times and lunchtimes in a 60mph stretch of road, with the potential for multiple vehicles turning in and out of the proposed access point. In addition to this the increased capacity access road on the plans is near to a blind corner and that this stretch of road has a high incidence of road traffic accidents.

It was noted that the proposal includes 12 parking spaces and 2 disabled spaces; 14 in total. The footprint of the office space and the fact that it will include 7 toilets indicates that the number of people working in the offices could be much higher. The location is not easily accessible on foot as there are no pavements and it is a very busy stretch of road (60 mph) so anyone working there will have to drive. The likely scale of activity on the site was noted and the impact of traffic on a dangerous stretch of road which already has multiple road users including other agricultural and equine. The environmental impact of increased levels of traffic was also noted.

It was noted that the proposal indicates commercial use which is a significant change from the existing agricultural use; this will have a large visual impact on the area and is not in keeping the current use of other buildings in the area. The large number of parking spaces proposed for this commercial site will also have a significant visual impact on the area and may require safety features and lighting for employee use; as agreed in the Parish Plan there are no street lights in the village. Lighting for a potential car park is therefore likely to have a significant impact.

Additional traffic and commercial use are likely to have a considerable impact on noise in the area.

The large scale of the proposed commercial site is of concern, it is noted that the economic benefits of the proposal to the village have not been identified. The proposal does not identify a commercial use that could be used by and of benefit to the residents. It is likely that any potential employees on the site with come from outside the village.

The application states that there will be no visual impact from the proposal. It was however noted that the current road frontage is a barn which the application proposes to pull down and replace with car parking. This means the road frontage will now be a car park.  The two storey glass fronted design is not in keeping with the architecture of the area and will overlook neighbouring properties.

The Chairman, Councillor Jordan noted the shortness of the consultation period for what represents a significant commercial development; it was agreed that the Parish Clerk will contact the Unitary Councillor, Mollie Groom to request that this application is called in.

In summary, given the above considerations the conclusion of the discussion was that the Parish Council will object to this proposed development.

In reference to application 19/05024/FUL, it was noted that the recommendations from the previous application on this site were that the proposed dwelling needs to be within the original footprint of the barn. It was noted that although the plans for the dwelling and garages are within the existing developed area; the plans show that the proposed dwelling extends outside the original footprint of the barn.

The glass construction materials proposed for the dwelling are not in keeping with the architecture of the area.

In summary the Parish Council felt that given the above considerations the Parish Council will object to the proposed plans.

**9. COMMUNITY FUND DOCUMENTS AND FUND ADVISORY BOARD**

The Chairman, Councillor Jordan reported that two residents have come forward to be part of the fund advisory group. Lorraine Billis and John Bradley will join Councillors Jordan and Holland in forming the advisory group. It was noted that having five members in the group would be of benefit; during the discussion a further resident, Laura Brierley offered to be part of the group. The document outlining the advisory group terms of reference was agreed; the group will meet twice a year and it was agreed that the group with consider all fund applications.

The Chairman, Councillor Jordan advised that the next round of grant applications be considered in the October Parish Council meeting to allow the advisory group sufficient time to meet.

The updated community fund guidelines, application form and progress report were noted. Members will forward any comments to the Parish Clerk.

**10. ACCESS TO REDHILLS**

Councillors Hartley and Joyce (via previous email) advised that they have discussed and agreed for two residents at Redhills to be key holders and to have their details made available in case of emergency. The contact details of the two residents and Councillor Joyce will be placed on the noticeboard at Redhills.

**11. PARISH COUNCIL DOCUMENT STORAGE**

The clear out of the filing cabinet in the village hall is planned for Monday 5th August. Roy Davey has agreed to assist the Parish Clerk; Councillor Hartley has also offered to help.

Lorraine Billis offered a confidential document waste sack to ensure the paperwork is disposed of securely. The storage of any remaining documents will be discussed when the clear out is complete.

**12. EXCHANGE OF INFORMATION**

**Please note no decisions can be made on these items anything raised which requires a decision of the council will be included as an agenda item at the next Parish Council meeting.**

Councillor Holland reported on the progress of the footpaths group. Contact has been made with the Purton Parish Council footpath group; the two groups that run in Purton are linked to walking groups and try to walk every path at least once a year. Purton have advised that they have similar issues with identifying landowners. They use power tools to assist in path clearance and one member has a chainsaw certificate. Councillor Holland advised that he intends to spend a day with them to see how they work.

Councillor Holland is also putting together some dates in the autumn and winter for group days to work on the paths; these will be publicised in the newsletter. There is a longer term plan to look at getting a strimmer to help clear paths and an application to the community fund is being considered. Councillor Holland plans to carry out some strimming of paths to see how long it takes to complete and how it could work with the proposed team days. The purchase of hand tools and a first aid kit using the £400 budget set aside is in process. It was noted that in a few areas where there are larger trees and branches to be removed it would be good to get help from the landowners to complete this.

Councillor Holland noted that it looks like works have been done at Brewery Lane/Manor farm area paths; they may have taken on board some of the comments in the letter sent recently.

Councillor Pearce raised the question of having a ‘Children Playing’ sign at Horns Lane at the last CATG meeting. It was confirmed that an application would need to be made to the GATG group.

Councillor Pearce noted that the poles for the speed limit reminder devices are on the work schedule for Wiltshire Council and the locations of these have been advised in the newsletter.

It was noted that the Appleford inquiry reconvenes next week on the 16th, 18th and 19th July.

Councillors Jordan and Holland will be visiting the school on 12th July to look at the Peaceful Garden.

**Next Meeting Monday 12th August 2019**

**Meeting closed at: 8.10pm**

**Signed: ………………………………………………… Dated: 12th August 2019**

**Chairman, Councillor J Jordan**