

KILMINGTON PARISH COUNCIL

Parish Clerk – Mrs. L. C. Wood

Minutes of an extra Parish Council meeting held on Wednesday, 2nd August 2017 at 7.30 p.m. at Whitesheet CE Primary Academy

Present: Councillors G. Cotton (Chairman), Mrs. E. Hames (Vice-Chairman), G. Hunt (from 7.37 pm), M. Curtis, R. Flower, I. Meeker & C. Reeves.

Also: Mr. & Mrs. Drummond-Smith, Mr. Tony Goodhew, Mrs. Lissack, Mr. Arscott, Mr. & Mrs. Henry Pelham, Mr. Richard Moore & Wiltshire Cllr. George Jeans

Meeting convened at 7.33 p.m. with **Public Session**

This provides an opportunity for members of the public to raise questions about and comment on items on the agenda. The Chairman will re-convene the Parish Council meeting after the public session (please note that members of the public are no longer permitted to speak unless invited to do so by the Chairman).

Mrs. Lissack said that she had lived in the area for a long time and had been lucky enough to have a rural upbringing but she was concerned about planning application 17/05607/FUL, in particular the shower block and the access. She said that she was concerned about what this would lead to in the long term.

Mr. Drummond-Smith said that this planning application affected him more than anyone else being the nearest neighbour. He said he had owned his property for 23 years and during that time there has been little development except in the last 5 years. The recent development has been mainly agricultural and Mr. Drummond-Smith said he understood the need for farmers to expand their businesses. However, when Mr. Moore acquired the barn and made it into a residential dwelling, he then constructed a 4-car garage with residential use above and has recently installed 3-phase electricity which is of concern. Mr. Drummond-Smith said he was stuck in the middle with construction work going on all around him. He said that this application for holiday let accommodation was in agricultural land in an Area of Outstanding Natural Beauty (AONB) and his main issue was security and access. He said that originally, Mr. Moore was proposing to provide parking for four vehicles by the agricultural buildings but this had now changed so that the parking would be positioned against Mr. Moore's house and these vehicles would be driving straight past his property which is a security issue. He also questioned whether these vehicles would be cars, caravans or camper vans and said he was concerned that the vehicular access would eventually link up with the other track. Mr. Drummond-Smith said that there was little detail on the shower block, whether it was going to have power and kitchen. He also pointed out that there was no mobile phone signal which could be an issue if there was an emergency on site.

Chris Arscott said that he was a brother to Mrs. Lissack and a planner by profession. "In these situations my first port of call is the Local Development Plan – the Wiltshire Core Strategy was adopted in 2015. Kilmington is designated as a small village." Mr. Arscott proceeded to read out the criteria for development in a Small Village as given in the Wiltshire Core Strategy and said that development cannot take place outside existing development area. He said he could see no evidence from the applicant about why this should take place. No evidence of need, no evidence of demand and no statement as to why this is required. He also said that once the Council makes a decision it sets a precedent.

Mr. Richard Moore spoke in favour of the application and said that the idea of setting up this business is so that his wife can give up her job and work from home and spend more time with the children. Mr. Moore stated that he would be the closest to the holiday lets and would impose strict conditions on noise. He also said that he had re-arranged the parking provision so that it was less of an impact on his neighbour.

Mrs. Lissack said that the curtilage of the planning application is very large and expressed concern that this was designated as agricultural land at present. She also said that there was no detail about hedging or landscaping proposals to soften the impact of the planning application and felt that this should be addressed.

Mr. Goodhew expressed his concern at the size of the planning application site. Mr. Moore stated that each shepherd hut would be fenced off individually and stock would still roam the field. The people using the holiday lets would have the right to roam the field but there would be no activities within the field. Mr. Pelham said that there was no guarantee that Mr. Moore would stay in his property for the long term and that if planning permission was granted, there was no guarantee that Mr. Moore's conditions would be imposed by any new owners of the property.

Apologies for absence – none received.

19. To receive any declarations of interest from Members and to consider requests for new DPI dispensations.

Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Kilmington Parish Council Code of Conduct for Members and by the Localism Act 2011.

- None received

20. Planning

(All applications can be viewed on Wiltshire Council's website

<http://www.wiltshire.gov.uk/environmentandplanning/planninganddevelopment/planningapplicationssearchonline/planningsearch.htm> – and type in the relevant application number)

Parish or Ward: KILMINGTON
Application No: 17/05607/FUL
Proposal: Change of use of land to Erect 4 shepherd huts for holiday let accommodation. Erect shower facilities and provide parking for 4 cars.
Site address: The Cowshed, Kilmington Common, Kilmington BA12 6QU

Cllr. Reeves said that he was very concerned about the clarity of the plan and found it hard to believe that the application area is as shown on the plan. He said that the applicant was asking for full planning permission and yet there were one or two things missing from the planning permission e.g. kitchen facilities, toilet facilities, drainage etc. He said that he did not want to see Kilmington go stale and felt that sometimes the village was suffocated by restrictions. The Chairman said that it was quite hard for the Parish Council to discuss this without having an accurate plan in front of them. He was very disappointed that the applicant's architect had not come to the meeting tonight to clarify the situation. He said that there was no reference to drainage for the shower block and toilets and it was his personal view that more work needed to be done on the planning application. Cllr. Meeker said that he would liked to have seen the definition between application site and land ownership (red and blue lines) on the application. He said that, because it was such a small number of shepherd huts, he did not have a big issue with the planning application as long as there were conditions attached to it. Cllr. Meeker said that he was in favour of change as there was nothing left in Kilmington by way of facilities, amenities etc. and he thought that Kilmington deserved to offer this amenity. Cllr. Flower said that he considered shepherd huts to be preferable than a permanent building that required foundations. Cllr. Hunt confirmed that the access already had planning consent but he felt unable to support the application because there was insufficient information and he could not help thinking that it would be better if this scheme were to be withdrawn. 'It is difficult for us to come to a decision on the basis of the information we have got when we know that there are significant changes.' **RESOLVED** that the Parish Council is unable to support this Planning Application because there is insufficient information on which to base a considered opinion and therefore it was agreed to object to the planning application by default.

- We would request that this application is withdrawn and a new application submitted with the application site edged clearly with a red line on the location plan, including all land necessary to carry out the proposed development (e.g. land required for access to the site from the public highway, visibility splays, landscaping, car parking and open areas around buildings). A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.
- The planning application should show sewerage drainage details for the shower/toilet facilities
- The application should show whether or not there are any kitchen/cooking facilities to be included

21. Finance, Policy & Resources

South West Wiltshire Area Board Community Speed Indicator Initiative 2017 – The Chairman informed members that the South West Wiltshire Area Board (SWWAB) had launched a South West Wiltshire Community Speed Indicator Initiative 2017, the purpose of which is to allow more parishes to have use of a Speed Indicator Device (SID) on their roads. The SWWAB will give up to a £1500 grant to the first 5 parishes (or consortia) applying this fiscal year. It is estimated that this will be about 50% of the purchase price. Parishes or consortia will purchase the SID together with all the necessary batteries, posts, brackets etc. and will fully insure the SID against theft damage and any third-party liability. The Chairman confirmed that Stourton with Gasper Parish Council had indicated a desire to join in with Kilmington to form a consortia and that when the Chairman had recently attended a Zeals Parish Council meeting, by invitation, they too had indicated that they might share with us but they are committed to an extensive 30mph scheme and so are not sure if it will be necessary to erect a SID but it was suggested that if they came in at the beginning and then found it unnecessary to have a SID, perhaps Stourton & Kilmington could buy them out at a later date. There was a general nod of interest from Councillors and the Chairman agreed to carry out more investigations on the different Speed Indicator Devices available and prices etc. He said that the ones with the smiley faces seemed to be most effective as they can be left in situ for longer periods of time. The Clerk pointed out that the SID would need to be added to the asset register of one of the participating parish councils in the consortia and that each parish council would need to ensure that they had the necessary public liability in place.

The Chairman confirmed that at the Zeals Parish Council meeting he had recently attended, Mrs. Margaret Martin had also given a presentation about the future of WhiteSheet Primary Academy and there still seemed to be absolute confusion about the future of the Kilmington School building. The Chairman said that he would talk to Margaret Martin direct and also to the Diocese of Salisbury Academy Trust in order to try and get some further clarification on the future of the school.

Meeting closed at 20.42 p.m.

Members are reminded that the Parish Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime and Disorder, Health & Safety and Human Rights.