

KILMINGTON PARISH COUNCIL

Parish Clerk – Mrs. L. C. Wood

Minutes of an extra Parish Council meeting held on Monday, 11th December 2017 at 7.30 p.m. at Whitesheet CE Primary Academy

Present: Councillors G. Cotton (Chairman), Mrs. E. Hames (Vice-Chairman), M. Curtis, R. Flower & I. Meeker

Also: Mr. R. Moore, Mr. & Mrs. Drummond-Smith, Mr. J. Sanford & Mr. J. Haines

Also: Wiltshire Cllr. George Jeans

Meeting convened at 7.30 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).

Mr. Richard Moore stated that, after consultation with the planning officer and the planning officer's consultation with the officer from the AONB, the suggestion had been made to contain the huts in one field rather than to spread them into 2 fields. Mr. Moore said that this is why the location of the shepherd huts had changed and pointed out that they would not be any closer to residential properties than they were before.

Mr. Drummond-Smith said he had spoken to the planning officer to ask why this had been advised and was informed that it was to contain the shepherd huts in one area but Mr. Drummond-Smith could not see the logic of this. He said that the shepherd huts are now all in a straight line pointing eastwards and they will be more visible. Mr. Drummond-Smith said that the planning department cannot give him a good enough reason why this has happened and it has been done without any consultation. Mr. Drummond-Smith said he had written to the planning officer with an alternative plan suggestion as he was prepared to make a compromise. His proposal was that all 4 huts should be in the western field looking westward where they will take advantage of the setting sun in the evening and any light and noise would be shielded by existing hedgerow and extra planting. Mr. Drummond-Smith said that he is not saying that he would support it but it is a compromise that will provide a better experience for himself and Mrs. Lissack. Mr. Drummond-Smith said that he was aware that there were concerns over the access as well and felt that with a bit of flexibility, another access could be found.

Apologies for absence.

- None received

49. 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.

- Cllr. I Meeker declared a personal interest in planning application 17/08888/FUL – Re-consultation – Revised Plans
- Cllr. Mrs. Hames declared a pecuniary interest in planning application 17/11246/FUL

50. Matters Arising

a) Neighbourhood Plan – The Chairman said that there had been a discussion about a neighbourhood plan at the last meeting. Following that, Cllr. Jeans and I attended a forward planning meeting at Salisbury at which I had two conversations that convinced me that we were not a big enough village to do a Neighbourhood Plan. I talked to a number of people there and one person, who was tasked with doing a feasibility study into doing a Neighbourhood Plan for a village of 600, had found that it was not feasible. Stourton with Gasper Parish Council is not interested in joining with us. Zeals Parish Council has only just

finished their Neighbourhood Plan after 4 years work. Grant funding can pay for a consultant but the consultant only advises on what work needs to be done at each stage. Cllr. Jeans was asked if he wanted to add anything to this and he said that his informal advice would be that if the village wanted to do a neighbourhood plan then it should go against the grain. However, the plan needs to be agreed by 54% of the community before it can be adopted and he felt that this may be the sticking point. He also said that if the village wanted to achieve some low cost housing then an exception site would need to be found and the best and quicker way to do this would be to put in a planning application.

b) Wiltshire Local Plan Review & Joint Spatial Framework (Consultation deadline 19.12.17) & also report from Chairman on Briefing Meeting

The Consultation documents are all available on the Wiltshire Council website:

http://consult.wiltshire.gov.uk/portal/spatial_planning/wiltshire_lp_review/wilts_lp_review_reg_18/swjsfi/ssues?tab=files

The Chairman explained that he had attended the briefing meeting in Salisbury and had been forewarned by the Clerk that there were substantial changes being proposed for the Mere Community Area which included Kilmington. It was proposed to split the county into four Housing Market Areas (HMA) and Mere had been moved from the Salisbury HMA into the Trowbridge HMA and the worrying aspect of this was that the Trowbridge HMA has a need of 7,000 houses whereas Salisbury HMA has a need for only 250 additional houses over the next 10 years. Cllr. Jeans said that it may be wrong to assume that this is going to open up the floodgates for housing but he had been informed that the Parish Councils would need to come up with some significant reasons to request a change as simply requesting a status quo would not be acceptable. The Clerk read out some of the issues that had been raised by Mere Town Council on this proposed change and it was agreed that Kilmington Parish Council should submit an objection to the consultation in support of Mere Town Council.

51. 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)

Application No: 17/08888/FUL – Re-consultation – Revised Plans
Proposal: Change of use of land to erect 5 shepherd huts for holiday use. 4 huts to be used for accommodation and 1 hut for WC – shower. Provide new drive and parking area to accommodate 4 cars.
Site address: The Cowshed, Kilmington Common, Kilmington BA12 6QU

The Chairman said that he finds this situation quite extraordinary and asked Mr. Moore whether he had considered what his neighbour was now proposing if the most negative effect of this planning application could be mitigated by moving to the other side of the fence. Mr. Moore said that he had no other access and could not put proposed customers at risk of conflict with farm vehicles nor have them driving through his own yard when he has young children.

The Chairman felt that this plan, generated by the planning authority, was less supportable than the plan we saw previously.

Cllr. Meeker said that the plan was fine as it was before with all the proposed and existing hedging. He said that he was now getting a bit lost as to what people were objecting to.

Mr. Drummond-Smith said that Cllr. Meeker's behaviour was outrageous as he had declared an interest and was now taking part in the meeting.

The Chairman asked about the positioning of the sewage treatment plant and Mr. Moore confirmed that this was all underground. The Chairman asked members what they felt about the revised positioning of the shepherd huts. Cllr. Mrs. Hames felt that the positioning was better beforehand. Cllr. Flower said that if Mr. Moore wanted to make a success of this business, then the best view would be facing up to the wood. Mr. Moore said that he didn't mind where they went as it was an AONB and the occupants would be surrounded by beautiful countryside. He pointed out that the shepherd huts were simple country huts on wheels.

RESOLVED to object to the revised plans as all the shepherd huts have now been moved closer to the neighbouring properties. The previous (unrevised) plans are preferable with the shepherd huts staggered on the boundary of the 2 fields. Proposal made by Cllr. Mrs. Hames, seconded by Cllr. Cotton and carried with a majority vote. (Cllrs. R. Flower abstained from voting. As Cllr. I. Meeker had declared a personal interest, he refrained from voting).

Application No: 17/11246/FUL

Proposal: Demolition of agricultural buildings and conversion of barn to 1 unit of holiday accommodation

At: Street Farm, The Street, Kilmington. BA12 6RW

Cllr. Mrs. Hames, having declared a pecuniary interest, left the meeting whilst this item was discussed and took no part in discussion or voting. Cllr. Jeans left the meeting at this point also.

Members had all considered the plans and had no issues of concern to raise. RESOLVED to recommend approval of the above application on proposal made by Cllr. Meeker, seconded by Cllr. Curtis and carried with a unanimous vote of those present.

Meeting closed at 20.18 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.