

**SEAGRY PARISH COUNCIL
DRAFT MINUTES**

Council Planning Meeting

held at 7.30pm

Goss Croft Hall, Upper Seagry SN15 5HD

12th June 2018

Present: Cllr M Barber (Chairman), Cllr A Ball, Cllr R Barr, Cllr J H Crosland (Vice Chairman), Cllr K Pearce and Cllr Mrs B Zehetmayr

Also Present: 5 members of the public and Mr V Vines MBE Clerk of the Council.

NOTICE OF MEETING – Public Notice of the Meeting was given in accordance with Schedule 12, para 10 (2) of the Local Government Act 1972

23/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr K Taylor.

24/18 Declaration(s) of Interest - in accordance with Seagry Parish Council's Code of Conduct (Adopted 12th May 2015) and Standing Orders (Adopted 12th May 2015)

No Interests were declared.

25/18 PLANNING

Planning Applications: Prior to the consideration of the Planning Applications, the opportunity was given for Applicants and their Representatives and any other interested parties to address the Council. Prior to consideration of application 18/04272/FUL the Council received representations from Mr R Vivash

- a) 18/04222/FUL
The Construction of Unfenced Gallops
Avils Barn, Avils Lane, Lower Stanton St Quintin, Wiltshire SN14 6DA
For Peter Boggis

Following consideration of the application **the Council resolved to raise no objections to the proposal.**

Cllr M Barber proposed, Cllr A Ball seconded and RESOLVED UNANIMOUSLY.

- b) 18/04272/FUL
8 Houses (3 Affordable) Associated Garages and Covered Parking
The Mount, Upper Seagry, Nr Chippenham, Wiltshire SN15 5EX
For Princeton Homes

Following consideration of the application **the Council resolved to raise objections to the proposal** and to inform Wiltshire Council that:

In considering the proposals the Council was mindful of planning application 17/05035/FUL and the Council decision made on the 11 July 2017 and that the application had been withdrawn. With this in mind the Council considered that there was very little difference, if any, between the applications. The Council objected to the proposals and considered that the application should be refused. The Council's objections were based upon a number of factors.

Firstly, the Council was well aware that Upper Seagry was not a Core Village within the adopted Wiltshire Core Strategy and that the former settlement boundary contained in the North Wiltshire Local Plan was no longer applicable, with only small-scale infill housing development now potentially acceptable, which the Parish Council understood was likely to be the final recommendation of the Seagry Neighbourhood Plan Steering Group. With this in mind the Council considered that the application site and proposals could not be considered small-scale or infill development in compliance with the Core Strategy. It was noted that, in any case, the application site was outside of the former settlement boundary and would have been unacceptable under the former Local Plan.

Consequently, the proposal would consolidate development in an area outside of the central core of the village and would close the open gap at the village entrance. If approved it would undoubtedly set a precedent for similar undesirable proposals closing other open spaces that provided the open character of Seagry Parish.

Additionally, the proposal could not be considered as infill as it had no road frontage, other than to provide access, but was more of an in-depth back-land estate style development and out of keeping with its' rural location.

During the Parish Council's consideration they had received representations which placed considerable emphasis on the proposed access arrangements and provided a technical appraisal of site levels, road widths, effect on tree roots in the vicinity and highway vision, all of which reinforced the Council's previous comments that it was considered that the access could not provide a safe entrance and exit to an estate, being a blind bend situation. This would be a hazard to highway users, with little road width and no verge or footpaths. Any attempts to improve the situation would result in a change in rural character at the entrance to the village.

The Council remained therefore against the development on matters of principle but in looking at the submitted details, although acknowledging that it was again being promoted as a bespoke development and suggested that 3 of the dwellings would be affordable homes there was again no confirmation on how this was to be achieved and no social landlord involvement.

Finally, in regards to the Planning Policy Statement submitted with the application, particularly Paragraphs 3.5 and 3.6 where reference is made to the Seagry Neighbourhood Plan and the initial Survey carried out in 2016. The Council noted that the detail quoted may well have been correct at the time of the original submission but significant progress had now been made by the Steering Group, with more consultation, particularly on valued open spaces, a local design day and a call for sites process to properly assess local opinion and although it was recognised that the process was still incomplete and that at this time in planning terms no weight could be given to an un-adopted Plan, the Council considered that the proposal was still premature to the final conclusions and if approval was given this would prevent the full and proper assessment of local wishes. In addition there still needed to be an updated housing needs survey to ensure that the quantity and house size/type is what the Parish required

In conclusion the Council considered that in any case the proposal was neither small scale or of an infill nature which was against the fundamental principles of both the Wiltshire Core Strategy, the National Planning Policy Framework and now the likely Policy of the Neighbourhood Plan, which in itself as a starting point needed compliance with the Core Strategy.

Cllr M Barber proposed, Cllr R Barr seconded and RESOLVED UNANIMOUSLY

26/18 FINANCE

The Council considered financial matters and received notification of invoices for payment.

a) Payments:

Mr R Tucker. Grass cutting Inv 02 and Inv02 allotments £ 110.00

Cllr J H Crosland proposed, Cllr Mrs B Zehetmayr seconded and RESOLVED UNANIMOUSLY

27/18 CLERKS REPORT

- a) Diversion of Parts of Seagry Footpath No 9. The Council had been consulted, by Wiltshire Council, on a proposal to divert the definitive line of Seagry Footpath No 9 from its recorded path at Hardinge Farm, Upper Seagry SN1 5HA.

Following consideration of the application **the Council resolved to raise no objections to the proposal.**

In responding to the Consultation the Clerk was asked to advise that the Council had noticed that the Consultation letter mentioned that, existing stiles would be replaced by gates, although the plan attached had the notation of both stile and gate. The Council had made an assumption that the Farm may wish to have farm gates, which would allow agricultural access to land as well as for Footpath users. This would seem sensible, although if agricultural access was not required and the stile and gate noted are for Footpath users only, then coincidentally, the Council had been notified of a project, through the Chippenham Area Board, to install Kissing Gates in Parishes, which would be welcomed.

Cllr M Barber proposed, Cllr J H Crosland seconded and RESOLVED UNANIMOUSLY.

28/18 DATE OF NEXT MEETING

The next Meeting of Council will be held in the Goss Croft Hall on **Tuesday 10th July** at **7.30pm.**

Signed:

Date: **10th July 2018**