

# Minutes of Meeting – Tuesday 18<sup>th</sup> August 2020

## Tisbury Parish Council

The Reading Room, High Street, TISBURY, SP3 6LD

01747 260088 / 07388 376240

[tisburypc@gmail.com](mailto:tisburypc@gmail.com)

Note a. Any papers referred to in the minutes are available on the website: [www.tisbury-wiltshire-pc.gov.uk](http://www.tisbury-wiltshire-pc.gov.uk).

Note b. The meeting was held virtually using Google Meet.

### Questions or Statements

- a. The Chair of Governors of St John's School spoke in support of the proposal for Nadder Community Land Trust to work with Wiltshire Council to progress development of the former Sports Centre site for a mixed scheme of affordable and free market housing.

### Report from Wiltshire Councillor – 4 items were raised:

- a. Note that the Skate Park was now finished and was truly impressive compared to other local facilities.
- b. It was hoped that the Sports Centre would be opening in the near future, but the Library would remain closed, despite volunteers being available to fully fill the necessary rotas; this was due to the lack of a Wiltshire Council Officer to oversee the volunteers in a Health and Safety role.
- c. The timing of the Nadder Centre floodlights being switched off at night was being investigated following complaints from Tuckingmill residents.
- d. Nadder Community Energy was helping with the potential replacement of the biomass boiler with air source heat pumps at St John's School.

## MEETING MINUTES

20.08.01	<p><b>Those present and apologies for absence:</b></p> <p><b>Present:</b> P.Cnllrs S. Davison (Chairman), Mrs J. Amos, Miss F. Corp, Ms E. Coyle-Camp, Ms J. Ings, G. Murray -6. Also in attendance: WCnllr T. Deane; Mrs S. Harry (Clerk).</p> <p><b>Apologies:</b> Apologies from P.Cnllr P. Duffy, who had a prior engagement, had been received by text earlier in the day, but had not been available at the meeting.</p>
----------	--

20.08.02	<p><b>A. Declarations of Interest</b> - any P.Cnllr wishing to declare interests should do so at this point:</p> <ol style="list-style-type: none"><li>a. declarations of disclosable pecuniary and non-pecuniary interests already declared in the Register of Interests.</li><li>b. declarations of disclosable pecuniary and non-pecuniary interests not previously declared in the Register of Interests – P.Cnllr G.Murray as recently elected Chairman of the Nadder Community Land Trust .</li></ol> <p><b>B. Dispensations:</b> P.Cnllr Murray was given a dispensation to highlight the key points in a previously circulated agenda paper concerning the potential development of the former Sports Centre site for housing – 20.08.05 – and propose the resolution, but no vote would be recorded for P.Cnllr Murray.</p>
----------	--

### PLANNING MATTERS – for decisions or noting

20.08.03	<p><u>Planning Applications</u></p> <p><b>20/06276/TPO</b> - Zion Hill House, Cuffs Lane, Tisbury, SP3 6LG 1 x Sycamore (T2 of TPO 56) - fell 1 x Sycamore (G2 of TPO 56) - cut back overhanging branches; crown reduce and reshape 1 x dead Holly tree (T1 of TPO 56) - remove top half Delegated decision of '<b>no objection</b>' by Tree Officer &amp; Clerk/RFO</p>
----------	--

	<p><b>20/06800/TCA</b> - The Old Vicarage, Park Road, Tisbury, SP3 6LF T1 - Robinia tree - shorten over extended lateral at 6m by 4m - 5m Delegated decision of '<b>no objection</b>' by Tree Officer &amp; Clerk/RFO</p> <p><b>20/06052/VAR</b> - Paddock Wood, Hindon Lane, Tisbury, SP3 6QQ Removal of condition 3 on 20/03158/FUL reference overlooking window Parish Councillors resolved '<b>no objection</b>' to this application. <b>Proposed JA / seconded ECC / 5 in favour with 1 abstention</b></p> <p><b>20/05093/FUL</b> - Clock House, The Avenue, Tisbury, SP3 6JG Repairs to main roof of building Parish Councillors resolved '<b>no objection</b>' to this application. <b>Proposed JI / seconded ECC / unanimous</b></p> <p><b>20/05093/LBW</b> - Clock House, The Avenue, Tisbury, SP3 6JG Repairs to main roof of building Parish Councillors resolved '<b>no objection</b>' to this application. <b>Proposed FC / seconded JI / unanimous</b></p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<b>ALL OTHER MATTERS</b> – for decisions or noting		
20.08.04	<p><b>Skate Park</b> P.Cnllr GM sought approval from full council to provide a reference to the contractors for the construction of the skate park. Following a brief discussion, the task was delegated to P.Cnllr GM and the Clerk. <b>Proposed JI / seconded JA / unanimous</b></p> <p>P.Cnllrs were asked to note that further consideration would be required to deal with the maintenance of the turf and litter management in the immediate area surrounding the Skate park; also that the community orchard would require some protection.</p>	Clerk
20.08.05	<p><b>Future of Former Sports Centre</b> P.Cnllrs discussed the agenda document (see Appendix 1) explaining the rationale of the proposed partnership between the Nadder Community Land Trust (NCLT) and Wiltshire Council's Stone Circle company to develop the Old Sports Centre site. The discussion hinged on the necessity for community land trust developments to be held in perpetuity for the community with an allocation policy that gave priority to local residents, but allowed the development of the site to move forward under the umbrella partnership of NCLT and Wiltshire Council. It was confirmed during the discussion that the parish council would not bear any responsibility for the financial commitment made by the NCLT to progress the scheme; also that an allocations policy to determine a local lettings plan would be included in the s106 agreement as had been the case with the Wyndhams Place development. In conclusion and following much discussion, P.Cnllrs resolved that: 'Tisbury Parish Council supports and encourages the discussion between Nadder Community Land Trust and Wiltshire Council regarding development of the Old Sports Centre site in Tisbury allocating at least 50% of the housing as affordable in line with the Tisbury and West Tisbury neighbourhood plan, i.e. local homes for local people.'</p> <p><b>Proposed GM / seconded JA / unanimous (5)</b></p> <p>WCnllr Deane added that thanks must go to P.Cnllr Amos for her perseverance in ensuring that TisPlan was a robust document allowing for development in the village in line with community wishes.</p>	Clerk
20.08.06	Items for Next Agenda: Tisbury Electric Car Club, changes to the asset register, CATG items, draft Code of Conduct.	Clerk

20.08.07	<b>Exclusion of the Public and Press</b> - that under the Public Bodies (Admission to meetings) Act 1960 (as extended by s.100 of the LGA 1972), the public and accredited representatives of newspapers be excluded from the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part I of Schedule 12A of the LGA 1972 – none.	
20.08.08	Date of next meetings: all at 7pm unless otherwise stated: a. Tuesday 8 <sup>th</sup> September 2020  b. Tuesday 21 <sup>st</sup> September 2020 – if required.	
	.	
	There being no other business, the meeting concluded at 8:10pm	

## **The Future of the Old Sports Centre Tisbury**

### **Summary of purpose**

This purpose of this document is to update Tisbury Parish Council (TPC) on the status of discussions between Wiltshire Council and the Nadder Community Land Trust (NCLT) on the future development of the Old Sports Centre site. It describes a proposed joint venture between Wiltshire Council and the NCLT to create a financially viable stock of affordable housing in Tisbury to be owned by the community in perpetuity and managed by the NCLT. It asks the Parish Council for an expression of support for these discussions and confirmation that they are in line with the conditions outlined for the site in the Tisbury and West Tisbury Neighbourhood Development plan.

### **Background**

The owner of the Old Sports Centre site is Wiltshire Council. It has remained unused since the construction of the Nadder Centre, and is now surplus to their requirements. There has been a dialogue between Wiltshire Council and NCLT since 2018 about the possibility of acquiring the site or some sort of joint development. The outcome of the Neighbourhood Plan referendum and redefining of the settlement boundary has now resulted in some clarity in terms of Planning Policy and enables Wiltshire Council to decide on the future of the site.

In Line with the Neighbourhood plan NCLT would ideally like to develop the site for Community Led Housing, with a potential for up to ten units. It could be a combination of properties for sale under shared ownership plus some at affordable rents. The local needs were identified by the Housing Needs survey undertaken in 2019 and latest figures for applicants registered on the Homes4Wiltshire register. Within the confines of the law the allocations policy of these houses would very much favour local people. Crucially they would be owned by the community in perpetuity by means of an asset lock. It would be the beginning of a community owned stock of affordable housing in Tisbury managed by the NCLT on behalf of the community.

On the other hand Wiltshire Council wish to gain best returns from the use of their assets as is their fiduciary duty . They believe they can achieve this by transferring land to their development company, (stone Circle). The principle has now been accepted that a development of the site on normal commercial terms (seven units for sale and three units of affordable housing) does not comply with the Neighbourhood Plan conditions for the site. The NCLT has argued over the last 18 months that given the neighbourhood plan the proportion of affordable housing should be 50% of the total new floorspace . Further that these houses should be sold to the community via the NCLT each at a 50% discount and that the community should have a significant say in the design This principle has now been accepted by Wiltshire Council and is in the process of receiving the appropriate approvals.

### **Making this happen**

It is important to stress that commercial terms will need to be agreed which satisfy all parties involved to enable the project to move forward. Wiltshire Council must be satisfied they are receiving appropriate consideration for the site; Stone Circle must have a project which meets their profit expectations; NCLT must be able to purchase for the community at a price which produces affordable homes and the Parish Council must be happy that the NP is being honoured. For this project to happen everyone must win something.

## **The proposition**

Things are at an early stage but an outline proposition is emerging

- Wiltshire Council have created a development company (Stone Circle) who will own the site, build and sell the units. This enables Wiltshire Council to retain profits from sales of their portion of the development.
- They have offered NCLT 100% funding through the PWLB for the purchase of 50% of the units, at a steeply discounted rate. This reduces the risk for NCLT and the community and enables the housing to be provided at affordable levels.
- The affordable portion will be owned by the community in perpetuity by means of an asset lock within the NCLT
- The houses will be managed by the NCLT
- St John's school will be fully consulted and their requirements met within the scheme
- No active involvement by the Parish Council is required other than to ensure the interests of the community are served as set out in the Neighbourhood Plan.

This is a Community Led project. The NCLT will ensure the Community is consulted and are able to provide an input to the scheme. This would mean involvement before design work starts, incorporation of the school's needs, liaise on open space and ecology requirements and consultation with the community on the site's look and feel. It is also important to involve those sectors of the community who may well be potential tenants.

It is hoped that commercial terms can be finalised between late summer early autumn. This will then enable the appointment of a professional team by the end of autumn.

It is important that both Wiltshire Council, Tisbury Parish Council and NCLT support this approach and feel comfortable that what is proposed supports the proposals in the Neighbourhood Plan. To this end a resolution will be proposed at the 18<sup>th</sup> July meeting seeking that support for the principles of this proposal.

### **About the Nadder Community Land Trust**

NCLT was formed in 2018 to promote the provision of affordable housing in the Nadder Valley. It is set up as a Community Benefit Society and is a registered charity. It has 266 paying members mostly from the Tisbury community. It is managed by a steering committee of volunteers overseen by a board of directors. A copy of the NCLT 2019 Annual report is appended to this document.

**Gerry Murray August 2020**