

<b>TISBURY PARISH COUNCIL</b> <b>Minutes of Full Meeting - Tuesday 1<sup>st</sup> August 2017</b> The Reading Room, High Street, Tisbury at 7pm		<b>DRAFT</b> <b>until signed</b>
17.08.01	<p><b>Present:</b> PCllrs. P. Duffy (Chairman), J. Amos, J. Ings, G. Murray, S. Pociecha R Wright - 6.</p> <p>Also in attendance: W. Cllr T Deane, Mrs B Ford (Acting Clerk), Mark Hewitt and Nigel Jacobs from Intelligent Land</p> <p>Public attendance - 27+</p> <p><b>Apologies received and accepted:</b> Cllr E Coyle-Camp and Mrs J Garner-Rudman (Admin. Assistant).</p>	
	<p>The Chairman will confirm if any part of the meeting <b><u>may not</u></b> be filmed, photographed or audio recorded.</p> <p>If any member of the public has an objection to being filmed, photographed or audio recorded, please would they make themselves known to the Chairman or the Parish Clerk before the start of the meeting.</p>	No objections raised
17.08.02	<p><b><u>Dispensations:</u></b></p> <ul 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</li> </ul>	None Received None received
17.08.03	<p><b><u>Public Participation and Presentations (Questions and/or statements)</u></b></p> <ul style="list-style-type: none"> <li>a. The Chairman introduced Mark Hewitt and Nigel Jacobs of Intelligent Land who attended the meeting (on behalf of their client, Dudsbury Homes) to put forward outline proposals for development of land south of The Avenue and immediately adjacent to Nadder Close car park - the notes of this item are included at Appendix 1.</li> <li>b. A resident raised concerns re Tisbus - parking of vehicles at Queens Road Car Park, which restricts the availability of parking spaces for the residents in Queen Road, especially at night when parking is very difficult. At his own suggestion, WCllr Deane agreed to investigate the feasibility of TisBus parking being provided at Nadder Centre.</li> </ul>	<b>WCllr Deane</b>
17.08.04	<p><b><u>Resolution of minutes:</u></b> P. Cllrs resolved the following minutes.</p> <p>Full meeting - 4<sup>th</sup> July 2017. <b>Proposed by Cllr. J Amos and seconded by Cllr. G Murray, unanimous (6)</b></p> <p>Interim meeting - 18<sup>th</sup> July 2017. <b>Proposed by Cllr. J Ings and seconded by Cllr. R Wright, unanimous (6)</b></p>	
PLANNING MATTERS - resolutions required		
17.08.05	<p><b><u>Planning Applications:</u></b></p> <p><b>17/06148/VAR</b> - The Crown Inn, Church Street, Tisbury, SP3 6NH - Variation of condition 2 of 15/01530/FUL relating to approved plans.</p>	

	<p><b>Proposed by Cllr. J Amos and seconded by Cllr. S Pociecha (unanimous)</b>  <b>Resolved to object</b> - the variation would be even less in keeping with the original building and the character of the conservation area than the existing permission. To be called-in by W. Cllr. T Deane if officers are minded to approve the variation</p> <p><b>17/06159/LBC</b> - The Crown Inn, Church Street, Tisbury, SP3 6NH - variation to the previously approved scheme (15/01530/FUL) in respect of the following alterations to window and door details, rendering an elevation and varying the landscaping details.  <b>Object</b> - as above. <b>Proposed by Cllr, J Amos and seconded by Cllr. G Murray (unanimous).</b></p>	
17.08.06	Applications Determined - noted.	
<b>FINANCE</b> - resolutions required		
17.08.07	<p><b>Financial Report</b> - Parish Councillors were asked to resolve the following payments in August: cheques of £344.14; Direct Debits of £192.99; BSOs of £1580 &amp; Debit Card payments of £1.59. Also the following retrospective payments in July: cheques of £1385.30; Direct Debits of £109.31 and debit card payments of £1090.81.  <u>Post agenda script</u> - as per Clerk's (S Harry) email dated 31<sup>st</sup> July 2017 for payments £52.50 and £1,385.00 relating to Neighbourhood Plan expenses.  <b>Proposed by Cllr. G Murray and seconded by Cllr. R Wright (unanimous).</b></p>	
17.08.08	<p><b>S.106 monies update:</b>  <b>Reading Room</b> - Reading Room Committee, Cllr. G Murray read out report previously circulated advising on current priority works attainable within time period of 8th October 2017. A substantive start needs to be made to avoid losing funding. (full copy of report attached to minutes as Appendix 2).  <b>Proposed by Cllr. G Murray and seconded by Cllr. R Wright with all in favour to agree to the following points 1,2,3 and 5, (not point 4).</b></p> <ol style="list-style-type: none"> <li>1. That PC authorise Clerk to split overall work into 5 specialist contracts: <ul style="list-style-type: none"> <li>• dry/wet rot treatment</li> <li>• roof repair</li> <li>• internal décor and carpeting</li> <li>• general building</li> <li>• furniture fit out</li> </ul> </li> <li>2. That PC authorise Clerk to award dry/wet rot treatment on basis of 3 estimates and reports received.</li> <li>3. That the PC authorise Parish Clerk to award remaining contracts within the overall budget of £40 k</li> <li>4. That PC authorise Clerk to award work on basis of two bids rather than 3 if necessary in consultation with refurb committee and appointed consultant.</li> </ol>	<b>Item for next agenda</b>

	<p>5. That the PC proceed with haste to make the planning application for the youth centre on King George V. This application to proceed irrespective of the works on the refurbishment of the Reading Room.</p> <p>It was further agreed, in the unlikely event of Wiltshire Council taking the view that the Section 106 monies are time-expired and should be returned to the developer, the Simon Fowler should be asked to liaise directly with C G Fry for them to carry out the works as part of their ongoing commitment of the village.. Clerk to liaise with CG Fry and Simon Fowler as appropriate.</p> <p><b>Youth Hub</b> - ongoing - see point 5. above. Agreed to apply for planning permission.</p>	<b>Update on next agenda</b>
17.08.09	<p><b>Request for a contribution to support weekly Alzheimer's Coffee Club.</b> It was noted that there was very little factual information to support this request but that the group was no longer being supported by the Alzheimer's Society.</p> <p>Cllr JI agreed to liaise with Ann-Marie Dean who is already running similar activities in the community for clients in this group. Funding may be available from a TPC grant or from the Area Board.</p>	<b>Action: Clerk</b>
17.08.10	<p><b>Potential CATG Scheme:</b></p> <p>a. revamped village 'entrance' by the Tithe Barn - the total cost is c.£2500.</p> <p>Simon Fowler confirmed Fonthill Estate are prepared to contribute 50% of costs (£1,250.) It was proposed by Cllr. S Pociеча to support as a CATG priority scheme and provide 25% of funding (£625.) with an application to the area board for the remaining 25% funding (£625.) and seconded by Cllr. J Amos (3 Cllrs in favour and 1 abstention). However, it was also resolved that, given there is no budget for these works in the current financial year, provision would need to be made in the 2017/2018 precept, by which time the matched funds should have been made available from CATG.</p> <p>Concerns were also raised regarding other access points to village which are just as unsightly - these should be considered and budgeted for. Simon Fowler confirmed a favourable scheme to the parish council could be arranged for Hindon Lane, which should also include re-locating the SSE pole mounted transformer to ground level and be well hidden.</p>	<p><b>Action: Clerk</b></p> <p><b>New Agenda Item</b></p> <p><b>Action: Clerk to note for next year's precept</b></p>
<b>MATTERS TO BE CONSIDERED and/or RESOLVED</b>		
17.08.11	<p><b>Travelling to the Cemetery</b> - consideration of using the Link community transport scheme - P. Cllr. R Wright suggested that the proposed footpath should be put on hold whilst reviewing existing proposals (future agenda item)</p>	<b>Action: Clerk</b>

	and residents could be encouraged to use the Link scheme as a short-term solution (3-month trial). It is estimated a return journey would cost £3. Following much discussion, it was agreed to offer a non-ring-fenced grant donation of £150.00 to the Link Scheme which they could use for this purpose as required. Proposed by Cllr. R Wright and seconded by Cllr. G Murray with all in favour. However, the Chairman reiterated that the proposed footpath to the burial ground is a project which the parish council has previously approved. It will not be superseded by the provision of lifts by the Link Scheme.	<b>Action: Link Scheme to apply for a grant</b>
17.08.12	<p>Any other urgent business not covered by the agenda - at the Chairman's discretion and with support from P.Cnllrs.</p> <ul style="list-style-type: none"> <li>• <u>Open Space - Church Hill Estate</u>: It was report this area of ground is looking very scruffy including broken fences. Cllr. S Pociecha kindly volunteered to tidy this area. All councillors present agreed for TPC to pay for materials if required. Item for next agenda.</li> <li>• <u>Recycling - Nadder Car Park</u>: It was reported dumping of rubbish continues whilst some skips remain. The Chairman asked the Clerk to contact skip companies requesting their urgent removal. Post-script note: All Hills Waste skips removed and area cleaned. Only Maidments skip remains. Clerk phoned Maidments to advised on current situation - company confirmed skip will be removed as soon as possible.</li> <li>• <u>Parking Issues &amp; Nadder Close Car Park</u>: Cllr. J Amos expressed concerns that the parish council needs to ensure more and better publicity, especially with regard to proposed parking policies and strategies.</li> </ul>	<p><b>Action: Cllr. S. Pociecha Action: Clerk</b></p> <p><b>Action:</b></p>
17.08.13	<p>Exclusion of the Public and Press - 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; There was none</p>	<b>None</b>
17.08.14	<p>Date of next meetings: all at 7pm in The Reading Room Interim meeting (if necessary) - 15th August 2017 Full meeting - 5<sup>th</sup> September 2017</p>	

With no further business, the Chairman closed the meeting at 9.05pm.

## APPENDIX 1.

The Chairman informed those present that in previous years when proposals had been put forward to build on this area of land, the local community had been strongly against any development. Recent consultations carried out for the Tisbury Neighbourhood Plan have re-confirmed a clear majority of Tisbury residents are still opposed to any such development.

Mark Hewitt explained that he recognized the sensitivity of this area of land and compared it with his home village of Iwerne Minster in Dorset where development mistakes have been made. Proposals from Intelligent Land for development on the land south of The Avenue would therefore include:

- houses in front of the trees along The Avenue;
- area near the Nadder Close Car Park to provide higher density housing, reflecting the 'character of the High St'
- area in the middle of The Avenue mainly bungalows
- area near the Old Farmyard for higher density housing
- 85% of the land to be gifted to the community as a 'community asset' with board walks & bridges over the River Nadder -
- 15% housing development to include starter homes, family accommodation; bungalows; elderly provision & connectivity into the green space
- Limited expansion of the size and format of the car park
- access road(s) to service the new properties. Noted potentially there may be 3 proposed access roads, the main entrance off Nadder Close, the other 2 direct onto The Avenue at existing access points.

Mr Hewitt proposed that development of the land south of The Avenue would be more appropriate to Tisbury than the re-development of the Station Works site, which he was aware has been allocated in the emerging Neighbourhood Plan. In his opinion, he suggested that Station Works should be required to remain as an employment site; and the community would need to allocate additional land for housing - and that therefore The Avenue would be the most appropriate location.

Mr Hewitt also expressed his view that the site may not ultimately be viable due to costs of land preparation; footbridge and its inherent constraints.

The information provided was limited at this stage. In response to questions, Mr Hewitt was unable to confirm how many dwellings were being proposed; their type and design and had no specific information regarding proposals for potential extensions to the car park.

At the end of this presentation, the Chairman invited statements and questions from members of the public, who were very vocal, and almost unanimous, in their objections to the proposals from Intelligent Land and made the following comments:

- c. the evidence gathered suggests that the provision of additional parking spaces for the High St is actually a low priority. Recent research has shown that shoppers park for very short periods of time - average 10 minutes
- d. strong disagreement with Martin Hewitt's views against Station Works as a suitable site. A clear majority of residents present agreed Station Works a much better location for development and the proximity of the railway station is a benefit
- the flood plain is a beautiful natural site and do not want to see it turned into an urban park
- e. Need to think of the younger generation - they need homes they can afford. They should not be forced to move away from family and friends because of high house prices in Tisbury. Development of Station Works is more likely to provide lower cost homes

- Concerns were raised that substantial ground works would be required to accommodate flood risk and that many sizable high-end market properties would be required to offset the cost of low cost housing and amenity area.. This was supported by WCllr Tony Deane.
- Concerns raised that development and public open access will destroy the environment and the ecology of this flood plain, lots of wild life and water-based mammals would lose their natural habitat. Also, this could be an archeological site.
- Issue of a footpath across the land was raised, but chairman clarified that there is no public right of way across the land in question, what use there is, is with the consent of the landowners and permission remains within their gift.
- Concerns were raised that if buildings at this location were to reflect the "character of the High Street" this would effectively mean proposals for 3 storey properties
- Concerns raised that the proposal is against policies in the Tisbury Neighbourhood Plan which will not support development on green field sites.. It was noted that this is a green-field site and is outside the housing boundary.
- Concerns raised for the need for "Finisher Homes" an in between of downsizing before needing sheltered accommodation. With a high number of retirement aged residents in Tisbury, there will soon be more larger houses back on the market. Cllr. J Amos confirmed downsizing has been taken into consideration at the Station Works location and within the Tisbury Neighbourhood Plan.

#### Summary:

The consensus of those present at this meeting felt brown field sites should take precedence over any proposed development on green field sites. It was noted that this view was consistent with evidence from the Neighbourhood Plan questionnaire and TisPlan policies.

Martin Hewitt apologized for his vagueness, having been invited at short notice and reassured all is open to change and will take back views from this evening. Martin would like to hold an exhibition later in the year to obtain everyone's views from the community.

## APPENDIX 2.