

Tisbury Parish Council - Minutes of Planning & Interim Matters Meeting

Tuesday 19th April 2011 in the Elizabeth Hall, Tisbury at 6:30pm

DRAFT

11.04.17	<p>Present: P.Cnllrs P. Duffy (Chairman), D. Carroll (Vice-Chairman - from 6:48pm), J. Berkley-Matthews (RFO), Mrs J. Amos, T. Barnes, P. Coopman (until 7:35pm), Mrs Pam Chave, Miss F. Corp and R. Dearden - 9. Also in attendance: WCnllr Tony Deane; up to 4 members of the public; Mrs S. Harry (Clerk). Apologies received and accepted: D. Boxall and M. McGrath.</p>	
11.04.18	<p>Declarations of Interest: CPRE letter to WC re Hindon Lane Development applications - P.Cnllrs Mrs J. Amos and P. Duffy as business owners on the High Street having personal and prejudicial interests.</p>	
11.04.19	<p>Public Participation and Presentations: none.</p>	
11.04.20 (6:48pm)	<p>Consideration of Planning Issues:</p> <p>S/2011/0457/listed consent - Quince Cottage, Duck Street, Tisbury - Proposed replacement open porch P.Cnllrs resolved to support the application. proposed JBM / seconded RD / unanimous</p> <p>S/2011/0479/full - Weaveland Farm, Hindon Lane, Tisbury - rear single storey lean-to oak framed extension to the rear of the house; first floor oak framed extension over existing single storey element P.Cnllrs resolved to support the application. proposed MissFC / seconded PeterC. / unanimous</p> <p>S/2011/0322/rm - Land off Hindon Lane, Tisbury - approval of reserved matters pursuant to o/l pp S/2008/0779 - erection of 90 dwellings and 3800sqm of B1 business floor space (Note: the Chairman allowed comments from the members of public present during this discussion.) All present were reminded of the main issues raised by the public at the 5th April meeting and also the responses from CG Fry, the developer; a copy letter to Planning Officers from the CPRE had been received and the comments made were also included within the discussion. The points of concern, to be included within the response from the PC on the application, were:</p> <ol style="list-style-type: none">Northern Access Road (direct into the sports centre): Cnllrs noted that whether this entrance would be restricted by use of a gate would also impact upon the future Community Campus. Consequently, Cnllrs agreed that the access should initially be gated, with an option to be open and under the control of the local community; this to be following an early car parking/traffic survey and consultation as a part of the Community Campus 5 year programme.Southern Access Road (emergency access): Cnllrs noted that the plans show this as a restricted width road with access prevented by bollards. Concerns were expressed that an isolated satellite district would be created in the village if this was allowed; others highlighted the benefits of a relatively level route out onto Hindon Lane during icy conditions if the access was open. However, Cnllrs also discussed the possibility of a 'rat run' developing through Churchill Estate/Weaveland Road/the development. Following prolonged discussion, Cnllrs agreed that it would be essential that this access be left open but with restricted width as a traffic calming measure - 6 in favour with 3 against.Rear Access Parking for Residents of 1 to 8 Hindon Lane: the PC would like the option for parking to the rear of these properties to be positively encouraged and that	

(7:35pm)	<p>agreements be in place to provide access to residents over the proposed land in Housing Association ownership. It was accepted that individual residents would be responsible for arrangements on their own land.</p> <p>d. Design and Style of Properties:</p> <ul style="list-style-type: none"> i. the majority of garage units (pp-106) appear to have tin rooves - Cnllrs agreed that roofing to match that of the associated house would be preferred. ii. The tin on the industrial units should be replaced with traditional materials, timber or brick for example. iii. The use of local stone should be specified. iv. More variation in the design of the houses (predominately symmetrical) could be introduced. v. A number of features are illustrated on the house designs that Cnllrs felt should be used with restraint, in particular canopies, glazing bars and decorative ironwork. <p>e. The closeness of Alexandra Cottages to the development boundary was noted and Cnllrs were conscious that the views the residents of these cottages needed careful consideration.</p> <p>f. Cnllrs agreed that there should be minimal impact from street lighting on the development, with a preference for no lighting at all if possible. Failing that, any street lights should be turned off between midnight and 5am and should be down lit.</p> <p>g. A police audit of the development layout should be requested to ensure that no undesirable congregation areas are inadvertently included.</p> <p>h. Cnllrs were strongly against any retail units being introduced onto the development.</p> <p>i. Bridleway: Cnllrs emphasized the need for proper account to be taken of the bridleway, with width and orientation of access gates being important.</p> <p>j. Sustainability: Little mention is made of sustainability, but Cnllrs were aware that current Building Regulations would ensure a desirable level of green technology and that CG Frys policy of air source heat pumps rather than oil tanks and efficient thermal insulation in preference to inappropriate solar panels and FITs was adequate.</p> <p>k. Wildlife Protection Measures: protection of dormice populations, for example, should be demonstrated, monitored and recorded.</p> <p>Following this discussion, P.Cnllrs resolved to support the application, subject to conditions relating to the concerns detailed above.</p> <p style="text-align: right;">proposed DC / seconded RD / unanimous</p> <p>S/2011/0323/full - Land off Hindon Lane, Tisbury - formation of a T-junction onto Hindon Lane in lieu of the approved mini rab under S/2008/0779</p> <p>P.Cnllrs resolved to support this application, subject to conditions relating to the absence of traffic lights and introduction of wild flowering species of primroses and other naturally occurring low growing plants being introduced onto the junction visibility splays.</p> <p style="text-align: right;">proposed DC / seconded MissFC / unanimous</p>	
11.04.21	<p>Date and time of next meetings</p> <p>Annual Meeting of the Council (AGM) - Tuesday 3rd May 2011 @ 7pm</p> <p>Full meeting - Tuesday 3rd May 2011 @ c. 7:30pm</p> <p>Annual Parish Meeting - Tuesday 17th May @ 7pm</p>	

There being no other business, the meeting closed at 7:45pm.