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| 7:48pm | <p>e. Community Infrastructure Levy consultation - P.Cnllrs agreed that the proposals worked against small local builders and consequently the local economy, before resolving to respond that:</p> <ul style="list-style-type: none"> i. Different [lower] rates should be applied to smaller infill development, and/or ii. Different mechanisms should be applied to greenfield and infill development so that small local companies or individuals are not disadvantaged. iii. A substantial part of the monies generated from developments should be spent on projects within the local community where the development has taken place; not just the amount WC will be required to make available to communities under the regulations. <p style="text-align: right;">Proposed MrsJA / seconded DC / unanimous</p> <p>f. Insurance claim update - P.Cnllrs were referred to the notes previously circulated before agreeing that:</p> <ul style="list-style-type: none"> i. a claim from the PC on the football teams playing at the time of the incident would not be pursued [while welcoming that Tisbury FC had agreed to contribute 50% of the payment due to the owner of the damaged car]. ii. a new licence should be negotiated in the event that a signed copy of the 2003 licence cannot be found. <p>Note: quotes for a new extended fence along the boundary wall were still being pursued.</p> | |
| OTHER MATTERS: | | |
| 12.11.36 | <p>a. Localism Act 2011 - P.Cnllr dispensations</p> <p>A draft policy was discussed and a final draft would be available at the December full meeting for final approval. The policy would allow the Clerk (under delegated powers) to grant dispensations when necessary; this delegation would be reviewed annually and also on a change of Clerk.</p> <p>The policy would also provide for decisions on dispensations to be referred to full council where necessary.</p> <p style="text-align: right;">Proposed DC / seconded AG / 7 in favour with 1 abstention</p> <p>Information would be available at each meeting of a table of interests and a pro-forma for P.Cnllrs to apply for a dispensation.</p> <p style="text-align: right;">Proposed MrsJA / seconded PeterC / 7 in favour with 1 abstention</p> <p>b. Update on Jubilee Meadow and final approval</p> <p>P.Cnllrs discussed the width of footpaths and size of the community garden before resolving that CG Fry should progress the project.</p> <p style="text-align: right;">Proposed AG / seconded DC /unanimous</p> <p>c. For noting only: water main improvement works; Hindon Lane - Works due to start on 19th November 2012 for 6 weeks. Wessex Water would be requested to make the final surface Hoggin.</p> <p>d. For noting only: Court Street Bridge - final works on footbridge not yet complete.</p> | |
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| 12.11.37 | <p>Date and time of next meetings</p> <p>Full meeting - Tuesday 4th December 2012 @ 7pm - Elizabeth Hall</p> | |

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| | Plus planning/consultation meetings as advised. | |
| | There being no other business, the meeting finished at 8.15pm. | |

Appendix 1:

Potential occupants for the rental properties on the Wyndham Place development will be able to bid for houses through Homes4Wiltshire and will be prioritised according to links with the Tisbury/West Tisbury community through residency, work, family etc. Allocations of shared ownership homes will follow the same criteria.

The legal agreement in place then specifies a cascade mechanism which allows for applicants from the remainder of the former Salisbury District, followed by the remainder of Wiltshire and then the rest of the UK. The legal agreement is in place in perpetuity.

In total there will be 34 affordable homes; 20 homes available at an affordable rent [typically, market rental less 20%] plus a possible service charge. A further 14 homes will be available through shared ownership with a minimum purchase of 40% of market value. Details of registration are provided separately; but applicants must be registered with South West Homes and on the Housing Register with Homes4Wiltshire.

Properties will be advertised a few weeks before handover and the bidding process will begin - note that bids can be made for more than one property. Homes4Wiltshire will prioritise the bids before providing the Guinness Trust with the top priority name for each property available. The applicants will then be interviewed, application information verified, references taken up, local connections checked etc. Applicants will also have the opportunity to visit the home being offered and ask any questions.

If a successful bid is made, tenants who have lived in social housing before are likely to be offered an assured tenancy; otherwise a starter tenancy is offered that has slightly less rights until a track record is established (12 months). The tenancy is then converted to an assured tenancy.

Details of the first batch of rental homes / shared ownership homes available in 2013 are listed separately.

The Guinness Trust is one of the largest providers of shared ownership / affordable rent homes. The Wyndham Place development will add to the current 60,000 property portfolio and be managed from the Marlborough Office. Homes4Wiltshire Officers will not have any management interests in the site once homes have been allocated.

Tenants will have direct access to the Guinness Trust management team between 9am to 5pm, Monday to Friday, and positively encourage resident involvement via site walk arounds and newsletters; other services include debt management and benefits advice.

| Rental Properties | | Bedrooms | People | Type | £ rent | Provisional h/o date |
|--------------------------|---------|----------|--------|-------------------|--------|----------------------|
| 7 Grosvenor Drive | SP3 6GS | 3 | 5 | End Terrace house | 120.71 | April 2013 |
| 5 Grosvenor Drive | SP3 6GS | 3 | 5 | Mid Terrace house | 120.71 | April 2013 |
| 3 Grosvenor Drive | SP3 6GS | 3 | 5 | End Terrace house | 120.71 | April 2013 |
| 9 Wyndhams Place | SP3 6GT | 3 | 5 | Detached house | 120.71 | April 2013 |
| 7 Wyndhams Place | SP3 6GT | 2 | 3 | End Terrace house | 100.82 | April 2013 |
| 5 Wyndhams Place | SP3 6GT | 1 | 2 | Mid Terrace house | 87.11 | April 2013 |
| 3 Wyndhams Place | SP3 6GT | 1 | 2 | Mid Terrace house | 87.11 | April 2013 |
| 1 Wyndhams Place | SP3 6GT | 2 | 3 | End Terrace house | 100.82 | April 2013 |

Shared Ownership

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|-------------------|---------|---|---|-------------------|--|---------------|
| 14 Wyndhams Place | SP3 6GT | 2 | 3 | End Terrace house | | February 2013 |
| 12 Wyndhams Place | SP3 6GT | 2 | 3 | Mid Terrace house | | February 2013 |
| 10 Wyndhams Place | SP3 6GT | 2 | 3 | Mid Terrace house | | February 2013 |
| 8 Wyndhams Place | SP3 6GT | 2 | 3 | End Terrace house | | February 2013 |