

TISBURY PARISH COUNCIL

Minutes of the Planning Meeting held on Tuesday 21st September 2010
at 6:30pm in the Hinton Hall, Tisbury.

- 10.09.22 **Present:** P.Cnllrs P. Duffy (Chairman), D. Carroll (Vice-Chairman), J. Berkley-Matthews (RFO), Mrs P. Chave, P. Coopman, Miss F. Corp and M. McGrath - 7.
Also in attendance: P. Fry & D. Lohfink (CG Fry); WCnllrs T. Deane and R. Beattie; Mrs S. Harry (Clerk); 35 named residents.
Apologies received and accepted: P. Cnllr Mrs J. Amos and D. Boxall.
- 10.09.23 **Declarations of Interest:** It was accepted that all present had an interest of some kind in the development.
- 10.09.24 **Hindon Lane Development: pre-submission presentation**
PF and DL began the presentation by explaining that the negotiation of legal agreements relating to the development had taken a considerable time to finalise, but CG Fry were now in a position to begin the submission of reserved matters. These concerned such issues as the final layout of the development, construction materials, design etc. and following a change in architect, both PF and DL felt much happier that the development was more appropriate for the Tisbury location. Other changes included a dilution of the commercial units (B1;not retail) in concentration and position and, following discussion with the WC Hways, a potential change from the former roundabout access at the Hindon Lane entrance to a T-junction. It was such changes that the WC Planning Officers had asked for support from the Parish Council prior to the application being submitted.
The overall plan, street views, access from Weaveland Road, house design were reviewed and before questions were taken, those present were reminded that the principle of site development was already approved and that questions should relate to the reserved matters.
- 10.09.25 **Question and Answer Session**
The following information was given in response to questions and during discussion:
- 40% of the development would be 'affordable housing' and would be indistinguishable from other units on the site with respect to quality, materials etc. The Registered Social Landlord (RSL) currently favoured was the 'Guinness Trust' and would comprise rented as well as shared ownership homes. Prices would be determined by market conditions at the time of sale.
 - All 3 storey units would be built as 2½ storey dormer style residences and would be located within the development to minimize problems of overlooking.
 - Each house would have a minimum of 1 garage and 1 off-road parking space. It was noted that there is no planning requirement for off-road parking, but CG Fry will always accommodate if possible.
 - The revised designs and layout presented were fully compliant with conditions imposed during approval of the outline planning application.
 - Additional Emergency Access was provided onto Weaveland Road and a gated access to the school was also illustrated. The pros and cons of having the gated access permanently open was discussed, but would eventually be determined by the community and not the developer; it was only incumbent upon CG Fry to provide the gated access and not manage it.
 - The safety of pedestrians on Hindon Lane was questioned, but the number of houses

permitted had regard for the nature of the pedestrian passage. It was noted that a safety audit was required and the detail of street lighting and road signs, traffic calming etc. had still to be determined.

- g. The outline application had dealt with the environmental impacts of the scheme and s.106 payments amounted to some £1.09m to county and parish councils, in addition to community land.
- h. It was hoped to submit the planning application by the end of October latest and it was envisaged that processing would take 3-4 months. Construction was likely to start late summer 2011 with a 30 month build time.
- i. Road surfaces and services would be constructed/installed initially and building materials would be a good mix of local stone, brick and render.
- j. Rear access to no.s 1-6 Hindon Lane as a benefit of the development was still an option, but there were drainage issues to resolve. Road run-off in Hindon Lane was expected to improve due to the installation of soakaways within the development. It was also confirmed that there was sufficient capacity to accommodate the increased foul flow from the development within the sewerage system and sewage works.
- k. The perceived lack of 'green space' at the front of houses was illusory and a good mix of frontages was envisaged.
- l. CG Fry had constructed developments in tighter, much more confined sites in the past and were used to coordinating deliveries and direction of travel of the big trucks necessary.

10.09.26 **Chairman's Conclusion**

The Chairman welcomed the effort made by CG Fry to make the design of the development much more in keeping with the Tisbury vernacular and felt that this was very much appreciated by the majority of those present. The Chairman went on to thank PF and DL for coming to Tisbury to meet concerned residents.

Date and time of next meeting

Full - Tuesday 5th October 2010; 7pm in the Elizabeth Hall

Additional planning and interim matters meetings as advised.

There being no other business, the meeting closed at 7:40pm.