



Tisbury Parish Council Minutes of April Meeting 1

Held virtually at 7:30pm on
6th April 2021.

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

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Questions or Statements from Members of the Public:

No questions were asked or statements made.

Report from Wiltshire Councillor: In addition to contributing to the Station Works discussion (21.04.05.bii) Wiltshire Councillor Deane spoke briefly on 2 issues:

- a. Business grants now available from Wiltshire Council.
- b. The Cools Farm planning application.

MEETING MINUTES

(*responsibility for action)

21.04.01 Those present:

Parish Councillors S. Davison (Chairman), G. Murray, J. Amos, R. Beattie, F. Corp, L. Coyle-Camp, P. Duffy, N. Errington - 8.

Also in attendance: Wiltshire Councillor T. Deane; up to 1 member of the public; S. Harry (Clerk).

Apologies: None.

21.04.02

Declarations of Interest:

Any Parish Councillor wishing to declare interests should do so at this point:

- a. declarations of disclosable pecuniary and non-pecuniary interests already declared in the Register of Interests – S. Davison; a personal interest in both planning applications as an acquaintance of the applicants.
- b. declarations of disclosable pecuniary and non-pecuniary interests not previously declared in the Register of Interests.
- c. dispensations: S. Davison took no part in the discussions/voting for either planning application.

21.04.03

Resolution of minutes:

- a. January Meeting 1 – 12th January 2021; RAB/PD – 7 in favour with 1 abstention *Clerk
- b. February Meeting 1 – 2nd February 2021; PD/FC – unanimous *Clerk
- c. March Meeting 1 – 2nd March 2021; NE/RAB – unanimous *Clerk
- d. March Meeting 2 – 16th March 2021; GM/FC – unanimous *Clerk

PLANNING MATTERS – resolutions required.

21.04.04

a. Planning Applications:

21/02024/CLE - Spring Cottage, 41 Wardour, SP3 6RF – 16th April 2021

Certificate of lawful use for continued use of garage converted into residential accommodation.

Using the personal knowledge of 2 members of Tisbury Parish Council that could evidence the continued use of a garage converted into residential accommodation, Parish Councillors were happy to **support** this application.

*Clerk

21/01835/FUL – Wick Barn, Monmouth Road, SP3 6NW – 15th April 2021

Construction of steel framed and clad building for the housing of aeration equipment and machinery.

Although this site lies in the West Tisbury Parish Council area, Parish Councillors discussed this application and had **no objection**.

*Clerk

21.04.05

b. Other Planning Matters

- i. Co-op plans for South Western Hotel site – the Clerk confirmed that no further update had been received from the Co-op's representative.
- ii. Station Works – Councillors noted that a third party agent (Simon Trueick from Intelligent Land) had invited any councillors wishing to attend a virtual briefing regarding a proposed development on the Station Works site earlier that evening.

The briefing was attended by 5 parish councillors (JA, RB, FC, NE and GM) and consisted of a summary of the draft design and access statement that had been worked on for 18-24 months and resulting in a proposed Outline planning application.

Note: it was agreed that not all parish councillors would attend in order to avoid any claims of pre-determination.

Working on behalf of Tisbury Community Homes Limited, Simon Trueick believed that the draft proposal delivered a quality mixed development with safe and sustainable access to the site in line with policy BL7 of TisPlan – the Tisbury Neighbourhood Plan. A number of points were made to councillors:

- Significant remediation of the site would be required with respect to contamination from previous uses of the site.
- Although there was a lack of detail, an area of land had been safeguarded for use by Network Rail if a second platform was to be provided in the future.
- For pedestrians, access to the site would be via the Stubbles path and one complete arch of the 3-arch bridge; this dedicated arch would also be used by cyclists.
- Over 80 dwellings would be provided in total, including the appropriate number of affordable housing units due to the location within the Area of Outstanding Natural Beauty (AONB).

- The proposed care home would provide between 80 and 100 part-time jobs.
- Relevant mitigation would be provided to reduce railway noise and maintain the existing landscape, where no ingress was anticipated to the backdrop cliffs.
- Some ecological surveys had been done already, e.g., bat surveys and lighting, but it was anticipated that there would be a large number of reserved matters in the proposed outline application.
- Initial pre-application discussions with Wiltshire Council had included an alternate layout-out for the flats, concerns of the Conservation Officer and preliminary proposals for traffic control for flow through the 3-arch bridge.

Questions raised by those councillors present related to:

- Adequacy of the reserved land for a second platform and dual line – answered YES, but with no plans to provide a footbridge; thought that a ramped access or lifts either side of the line but be required and this would be the responsibility of Network Rail.
- The method of traffic control – answered that Wiltshire Highways Officer did not have a problem with traffic lights, but further data was required.
- There was no current agreement with Network Rail; Tisbury Community Homes Limited (the site owners) had been approached to provide a short-term drop-off area or parking spaces within the site.
- Provision of B1 Business Units – this was considered too tricky due to the close proximity of housing, but units similar to those on the Wyndham Estate had been initially considered. The 70-bed care home (80 residents) was a compromise and the 20 allocated parking spaces had been defined by Wiltshire Council Officers. Local doctors had however expressed some concerns with the potential number of care home residents.
- Footpath across the existing track – this would initially be fenced off from the site/ residents and the potential to divert would be considered.
- The current marked zigzag access up the hillside was an error and would be removed in subsequent drafts.
- Site Contamination - Simon Trueick confirmed that there were bad patches (but not significant), and the indicative layout of the site had been provisionally approved for housing.
- Management Plans for construction / site traffic and a subsequent Environmental Management Plan.
- The additional loading on the Sewage Treatment Works in terms of capacity and also of phosphate was raised was of some concern and it was noted that Wiltshire Council would administer any CIL monies for necessary improvements.
- The Care Home would be managed by professional care home operators, of which 3 were currently interested.
- Initial consultation with Wiltshire Council had not raised any particular issues with the footway/cycle route.

- Community consultation would be taking place using leaflets, a website and display boards in the village, with an outline planning application envisaged over the summer.
- iii. National Planning Policy Framework consultation: councillors noted that the submission made on behalf of the council was available on the website as an agenda paper.
- iv. WALPA – Wiltshire Alliance of Local Planning Authorities – councillors noted the latest discussions centred on the 5 year land supply figures and a meeting with Wiltshire Council Officer Sam Fox on 20th April would hopefully be informative on this point.
- v. Planning applications determined – councillors were referred to the information available on the website as an agenda paper.

FINANCIAL MATTERS

21.04.06

EPSON printer – termination of lease.

Parish Councillors requested more time to consider the information on the various options before making a decision at the April meeting 2. *Clerk

MATTERS REQUIRING Consideration/Resolution

21.04.07

Death of a Statesperson – councillors briefly discussed the involvement of the Parish Council and actions required following the death of a statesperson. The following actions were considered the key ones at this time and would be included as a part of the Emergency Plan as a separate section:

Primary webpage, including key dates

Book of Remembrance / Remembrance flowers

Involvement of the churches / tolling of bells

*Clerk

21.04.08

Arrangements for meetings in May

Tuesday 4th May – Annual Parish Meeting; to include small grants and a TNR update.

Tuesday 18th May – Annual Parish Council Meeting; first meeting of newly elected councillors – election of Chair and Vice Chair and allocations of responsibilities for each councillor.

21.04.09

Items for Information:

- a. Correspondence – number listings now available on the website as an agenda paper.
- b. Salt bin update – suggested locations not yet approved.

21.04.10

Items for next agenda

- Financial payments and reconciliations – year end 2020/2021.
- Final choice of slogans for use with the parish council logo.

21.04.11

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: none.

21.04.12

Date of next meetings: all at 7pm unless otherwise stated:

- a. Tuesday 20th April 2021
- b. Tuesday 4th May 2021
- c. Tuesday 18th May 2021

There being no other business, the meeting concluded at 8:10pm.