



Tisbury Parish Council - Minutes of Meeting

Tuesday 7th September 2021; 7pm

Questions or Statements:

- a. An architect, speaking as a resident and also on behalf of Salisbury Civic Society, spoke against the proposed move of the Co-op Store for several reasons; the detail of the objections would be available on the Wiltshire Council planning portal, but featured lack of consultation with the local community, the position of the current store as a High Street focal point, sequential planning issues and not least, the impact of the proposed move on the flood plain and traffic problems caused by lorries turning .
- b. A resident with High Street retail experience also spoke against the proposed move of the Co-op Store, emphasizing the problems of inadequate pedestrian access from both Station Road and the Stubbles footpath.

Before the meeting began, the Vice-Chairman explained that due to the absence of a number of Councillors the agenda would be amended to defer any items that did not need an immediate decision until the meeting being held on 21st September 2021 – September meeting 2.

Report from Wiltshire Councillor - Item deferred until September 2 meeting.

MEETING MINUTES (*responsibility for action)

21.09.01

Those present:

Parish Councillors (G. Murray Acting Chairman), R.A. Beattie (RAB), R. Buck (RB), F. Corp, N. Errington (also as Wiltshire Councillor), J. Phillips – 6.

Also in attendance: up to 5 members of the public; S. Harry (Clerk).

Parish Councillors unanimously agreed to receive and accept apologies from:
Parish Councillors S. Davison, P. Duffy and E. Coyle-Camp.

21.09.02

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; Parish Councillor G. Murray as a neighbour of The Grange; Parish Councillor J. Phillips through a business connection with Tisbury Motors Ltd.
- b. declarations of disclosable pecuniary and non-pecuniary interests not previously declared in the Register of Interests.
- c. dispensations: if required – none required; councillors neither spoke or voted.

21.09.03 – Approval of Minutes: Item deferred until September 2 meeting.

PLANNING MATTERS

Please note the new email address for all matters relating to comments and responses for planning applications, proposals, queries etc.

planning@tisbury-wiltshire-pc.gov.uk

21.09.04

a. Current applications: *Clerk

PL/2021/04262 - Tisbury Motors Ltd, High Street, Tisbury, SP3 6HF

Demolition of the existing garage site and construction of residential block on the existing site comprising 10 residential units (ranging in size from 1 bed to 3 bed) with parking provision and access from existing private lane on the site

Councillors noted:

- a. the absence of relative heights of the proposed development to adjoining properties,
- b. no comments from Wiltshire Highways to inform the decision,
- c. the proposed design that was considered 'urban' in compared to adjoining properties,
- d. a breach of TisPlan policy EB1 paragraph 5 (page 57) – no evidence was presented on potential employment for those currently employed at Tisbury Motors Ltd.

Following a brief discussion, councillors resolved to object to the application due to the height and bulk of the building along with the breach of TisPlan policy EB1- **RAB/FC**

4 in favour with 1 abstention (NE) & JP not voting

Councillors further resolved to 'call-in' the application should Officers be minded to approve the application.

4 in favour with 1 abstention (NE) & JP not voting

PL/2021/07526 - South Western Hotel, Station Road, Tisbury, SP3 6JT

Change of use of vacant public house with guest bedrooms (sui generis) to retail (Class E) with single storey rear extension; conversion of first floor to create 3 no. flats (Class C3); installation of plant and machinery; and ancillary car parking and delivery area -

Item deferred until September 2 meeting.

19/11282/FUL - Land at Cleveland House High Street Tisbury SP3 6HF

Carry out alterations to existing access, erect single storey dwelling and provision of parking to serve new and existing properties (amended plans)

Councillors noted the applicant's statement but felt that the change in owners of neighbouring properties was not a material planning objection and that there was no significant change to the impact of the proposed building and the removal of a part of the stone wall.

Councillors consequently resolved to object to the application – **RAB/JP – 5 in favour with 1 abstention (NE)**.

Councillors also resolved to 'call-in' the application if Officers were minded to approve the application - **RAB/JP – 5 in favour with 1 abstention (NE)**.

PL/2021/07370 - The Grange, Vicarage Road, Tisbury, SP3 6HZ

Demolition of existing front and rear extensions. New conservation rooflights.
Replacement (reduced) front extension. Replacement rear extension

Councillors briefly discussed this application and felt that overall there would be an improvement to the local environs.

Councillors resolved 'no objection' to the application – **RAB/NE – 5 in favour with GM not voting**.

PL/2021/06668 - Randall House, The Square, Tisbury, SP3 6JP

Installation of small porch to rear of existing single storey extension; Construction of new covered parking area with garden and bin storage on existing parking area-

Item deferred until September 2 meeting.

b. Town & Country Planning Act 1990 – Section 257; The Wiltshire Council Tisbury 83 (Part) Diversion and Definitive Map and Statement Modification Order 2021

Councillors resolved 'no objection' to the modification – **NE/JP – unanimous**.

Other Planning Matters:

21.09.05

- a. **Station Works Site Regeneration** – Councillors noted the offer from Dr Murrison (MP) to set up a meeting with members of the Joint Working Group and Network Rail and this would be accepted. *Clerk

Wiltshire Councillor NE also offered to set up a meeting with a Senior Planning Officer to discuss questions from the Joint Working Group. *NE

b. WALPA presentation / NPPF / TisPlan

- i. Please see slides of the WALPA presentation available on the website.

Item deferred until September 2 meeting.

- ii. Other documents available refer to changes in the way that maintaining and/or enhancing biodiversity will be dealt with now and in the future and below is a schedule of online events that will be useful in our understanding of this topic:

- 9 September, 6pm, online launch event with Claire Perry O'Neill.
- 15 September, 10.30am-11.30am, engagement webinar.
- 30 September, 7pm-8pm, engagement webinar.

Alternatively, there are the following library drop-in sessions where an officer will be on hand to answer question:

- 14 September, 10am-midday, Salisbury Library
- 23 September, 10.00am-midday, Devizes Library
- 27 September, 10am-midday, Chippenham Library
- 7 October, 10am-midday, Trowbridge Library.

Councillors noted this information and requested the Clerk enquire whether a Library 'drop-in' session could be arranged for Tisbury - *Clerk

- iii. Please see the available documents on Rule 6 for interested parties involved in a planning inquiry – **item deferred until September 2 meeting.**

c. Biodiversity Plan – update from Councillor JP on progress to date.

Item deferred until September 2 meeting.

FINANCIAL MATTERS requiring Consideration/Resolution

21.09.06

a. Financial data for April – August 2021 - Item deferred until September 2 meeting.

b. Youth Hub Refurbishment – Appointment of a Surveyor to prepare plans and oversee contractors' work - 2 quotes now obtained; 4 other companies declined to submit a response.

Councillors discussed the comparative quotes provided and resolved to engage Surveyor 2; noting that overall the hourly rate was lower than Surveyor 1 – **JP/RAB – unanimous.**

*Clerk

c. Tisbury Electric Car Club (TEEC) - A representative of TEEC will be addressing the meeting (Questions or Statements) with information regarding the insurance situation for a corporate membership for councillors and council employees.

Item deferred until September 2 meeting.

OTHER MATTERS requiring Consideration/Resolution

21.09.07

a. Cove Cottage – vehicle width restriction on The Quarry

Councillors noted that:

- The Community Area Transport Group (CATG) has discussed this issue and there are difficulties with pursuing a width restriction as, with one in place, it would be unlawful for many cars to pass through due to the current narrowness of The Quarry – although enforcement (by the Police) would be unlikely. Wiltshire Councillor NE has already met and explained this to the residents.
- Other 'restrictions', such as a weight limit or an HGV ban, although perhaps more appropriate, would also be unlikely to be enforced.

- A bollard as a physical obstacle could be used, but would be very inconvenient for residents.
- The costs of any of the above schemes to the parish council would be approx. £500-£750 with a total cost of £2500-£3000.
- The CATG Technical Officer had more recently suggested that signs with lorries marked with a cross through may be the most economical and immediate way forward and the Clerk advised that during discussions, the owners of Cove Cottage had suggested that a 'road narrows' sign may be even more appropriate as this highlighted the actual problem.

During a discussion Councillors resolved to progress the 'road narrows' sign with CATG.

RAB/RB - unanimous

*Clerk

b. Allotment tenancy/evictions - councillors will be aware from the previously circulated WRAS Annual Report that there is a waiting list of 7+ applicants; there are also allotments that are little used and hence become untidy and impact negatively on other plots.

The Society is unable to evict the owners of the unworked plots as this is not a power that can be delegated and previously this has been done on behalf of the Council by the Clerk; this power to evict if plots are not worked is highlighted in the tenancy documents signed by the tenants.

The Clerk requested that councillors confirm this power be delegated to the Clerk as it is not currently a part of the Scheme of Delegation.

Following a short discussion, Councillors resolved the amendment to the Scheme of Delegation – **RAB/RB – unanimous**.

*Clerk

c. Chicks Grove Lane – potential for a lower speed limit – councillors noted:

- the documents already submitted to CATG requesting a traffic count on Chicks Grove Lane as the preliminary step in assessing the potential for a lower speed limit.
- correspondence from a Chicks Grove Lane resident, providing more information and requests for further consideration with respect to road markings.

d. Court Street / Court Street Close Parking Issue – Councillors were made aware that the CATG Engineer had approached the Clerk following a query from Wiltshire Councillor NE about inconsiderate/ illegal parking at the junction of Court Street and Court Street Close, i.e. within 10m of the junction. This was impeding the sight lines enabling a safe exit from Court Street Close.

Although yellow lines could be requested, this would be a protracted process and a much simpler way would be to place notes on the windscreens of offending vehicles. The CATG Engineer had provided standard texts, but the notes would need to be on headed Parish Council paper and with contact details – Councillors had no objections to this and resolved to allow the letters if references to double yellow lines were omitted.

NE/JP – unanimous

*Clerk

- e. **DoT 'Bus Back Better Strategy'** – Councillors noted the information provided from Option 24/7 and requesting a councillor to volunteer for membership of the strategy group – **Councillor GM volunteered for this role.**

21.09.08

Items for Information / next agenda – Councillors noted that:

- **AGAR query** – still awaiting decision from PKF Littlejohn on the Clerk's response concerning s106 money expenditure.
- **Bench replacement at Vicarage Road/High Street junction** – the Clerk highlighted the necessity to speak to the Area Highways Engineer as the bench is on the highway (rather than a pavement) and as the metalwork needs to be completely removed this requires various permissions.

It will be the Engineer's decision as to how this is dealt with - ***Clerk**

In the meantime, Councillors asked that notices be put on the bench asking that residents do not sit there - ***Clerk**

- **Croquet Court** – potential locations are still being explored.
- **Salt Bins** – an update has been requested.

21.09.09 – this item deferred until September meeting 2.

Exclusion of the Public and Press - that under the Public Bodies (Admission to meetings) Act 1960 (as extended by s.000 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:

- A. resolution to exclude the press and public as above.
B. nature of business: Granting Freedom of the Parish

21.09.08

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

- a. Tuesday 21st September 2021
- b. Tuesday 5th October 2021

There being no other business, the meeting concluded at 8:14pm.