



Tisbury Parish Council – September Meeting 2 Minutes

Tuesday 21st September 2021; 7pm

Questions or Statements

a. A Church Mead resident, speaking against the proposal, commented upon the increase in traffic likely to result from approval of the planning application for a change of use for the South Western Hotel and reminded Councillors of the major accident the previous week on the stretch of Station Road immediately adjacent to the property. Such accidents were more likely to happen in the future if approval was given to the application and should be borne in mind during any consideration.

b. One of the owners of the land between the South Western Hotel and the Arundell Bridge (Johnsons' Field) spoke against the planning proposal, indicating that the process of the sale of the site was not properly conducted and that there was still interest in the village to buy as a community asset.

c. A statement from the applicant of the Cleveland House planning application was read aloud, highlighting changes to opinions of local neighbours and also receipt of a drainage plan that did not envisage any impact from the works on neighbouring properties, especially with respect to the stability of the boundary wall.

d. A Tisbury resident, J. Mason, explained that he would like to stand for co-option as a Parish Councillor. Mr Mason had lived in the village since 2017, moving from a city environment, and had been welcomed into to what he considered to be a vibrant village community. He was currently working part-time in a transport/logistic company and was keen to help put something back in to the community.

Report from Wiltshire Councillor – Councillor Errington spoke on 6 issues:

i. The consultation ongoing until 17th October about Climate change / environment.

ii. The 'Green Homes' grant available for council houses over the next 10 years.

iii. The rising costs to Wiltshire Council of fly tipping.

iv. Refugees from Afghanistan and arriving in Wiltshire were currently being housed in a 'bridging hotel'. Due to the shortage of social housing, private landlords were being asked to come forward to help with longer term arrangements. The availability of MoD properties was also being investigated.

v. Liberal Democrat councillors were lobbying against the use of glyphosate products in Wiltshire – along with Green councillors.

vi. Traffic counts for the 20mph speed limit extensions in Tisbury were delayed due to the change of contractor.

MEETING MINUTES (*responsibility for action)

21.09.11

Those present:

Parish Councillors S. Davison – Chairman, R. Buck (RB), F. Corp, E. Coyle-Camp left 8pm), P. Duffy, N. Errington (also as Wiltshire Councillor), G. Murray, J. Phillips – 8.

Also in attendance: M. McNair (as Joint Working Group member); up to 6 members of the public; up to 8 attendees on-line; S. Harry (Clerk).

Parish Councillors unanimously agreed to receive and accept apologies from:
Parish Councillors R.A. Beattie (RAB); J. Amos (as Joint Working Group member).

21.09.12

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 – none.
- b. declarations of disclosable pecuniary and non-pecuniary interests not previously declared in the Register of Interests - none.
- c. dispensations: if required – none required.

Note: Wiltshire Councillor Errington does not take part in any planning discussions where a 'call-in' may be required and abstains from voting in these circumstances.

21.09.13 – Co-option of a Parish Councillor

Following a short discussion, councillors unanimously agreed to co-opt J. Mason as a Parish Councillor with effect from Tuesday 5th October 2021.

21.09.14

Approval of Minutes - Councillors resolved the following minutes unanimously (of those present) subject to amendments as listed: *Clerk

- a. June meeting 1 – 01.06.21; **JP / FC**
- b. June meeting 2 – 15.06.21; **NE / PD** – change of wording in JWG report.
- c. July meeting 1 – 05.07.21; **JP / PD**
- d. July meeting 2 – 19.07.21; **JP / FC**
- e. August meeting 1 – 03.08.21; **NE / JP**
- f. August meeting 2 – 17.08.21; **PD / FC**

PLANNING MATTERS

21.09.15

a. Current applications: *Clerk

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

Councillors discussed the main issues brought forward by residents and also considered

a design, handed out immediately prior to the meeting, for a pavement to be constructed from Station Road around to the site on the opposite side of the road to the railway station. This would be fully accessible, but may conflict with the current painted pavement, so would need an additional response from Wiltshire Highways Officers to fully appreciate the impact.

Councillors also discussed the lack of recognition of flooding in the area, the loss of all green areas with no mention of mitigation or increasing biodiversity, the objection of the Environmental Control and Protection Officer due to the noise from Co-op equipment and trains.

Taking everything in to account, **Councillors resolved to object** to the application on the following grounds:

1. The Environment Agency did not appear to have been consulted about this application that includes additional structures and provision of car parking on areas of land immediately adjacent to the river Nadder and that flood on a regular basis.
2. Whilst acknowledging the late submission of a proposed pavement leading from the site to the village centre via Station Road, this is still not accepted as being adequate for that stretch of road as it then disrupts pedestrians walking to the station due to the removal of the painted footway. This could only be solved by the re-instatement of the metal bridge running alongside the Arundell bridge on the side of the recreation field.
3. Access to the site also needs to be improved from the Stubbles footpath.
4. In terms of biodiversity, the areas of former 'green zones', i.e. the private garden and beer garden, are completely removed. Residents of the three proposed flats therefore have nowhere to sit outside without walking from the site.
5. The Retail Impact statement is considered to be very subjective and takes no account that Co-op customers would only be expected to park in the spaces provided during their presence in the store. This will inevitably decrease the footfall on the High Street, despite the more specialised nature of the shops.
6. Councillors were also made aware that approaches from private parties to buy the site were not dealt with in an equitable manner by the selling agents and the property was not proven to be a non-viable business – **JP / ECC; 6 in favour with 2 abstentions.**

Councillors also requested that the application be 'called-in' should the Officer be minded to approve the application - **ECC / JP 7 in favour with 1 abstention.**

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 were asked to re-consider this application as additional information from the Planning Officer had been received and circulated to Councillors.

Councillors were reminded that a site visit (4 councillors including Wiltshire Councillor Deane) to guide the decision making in January 2020 had recommended an objection based on size, scale, loss of a part of a boundary wall and concerns about the impact of changes to drainage on the site due to the building works.

The additional information was discussed for some time, but councillors felt that there was no significant change to the proposals; only that the drainage report advised that there would be no likely impact on neighbouring properties.

In addition, there was no biodiversity gain indicated.

Councillors consequently resolved to object to the application on the following grounds:

1. The plans still failed to represent the impact on local amenity value, and would be overdevelopment for the area of land allocated for the dwelling being constructed.
2. Councillors also felt that there was little in the way of biodiversity gain, especially as that has recently become a factor for consideration by the parish councillors in determining a view – **GM/JP; 3 in favour, 1 against and 4 abstentions.**

(Note: ECC leaves the meeting – 8pm)

Councillors also resolved to ‘call-in’ the application should the Officer be minded to approve the proposals - **GM/JP; 4 in favour with 3 abstentions**

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.

Following a short discussion, councillors resolved ‘no comment’ – **GM/JP; unanimous**

PL/2021/07709 - 9 St Johns Close, Tisbury, SP3 6PN

Installation of an air source heat pump at front of property in front garden

Councillors resolved to support this application – **JP/GM; 5 in favour with 2 abstentions**

Other Planning Matters:

21.09.16

- a. **Station Works Site Regeneration** – councillors were informed that the Joint Working Group would be meeting with a Planning Officer in a few days, who would answer questions about the process once the application was submitted – in particular the timescales involved.
- b. **Updating TisPlan / NPPF**
 - i. Councillors noted that the former TisPlan Chairman had, on behalf of the Tisbury Councils, spoken to Locality about grant funding for updating TisPlan and also financing professional help, e.g. an AECOM Housing Needs Survey, to help keep TisPlan current. Locality had sent an application form and total funding could be as much as £18,000. The Chairman emphasized the necessity to keep TisPlan up to date and thanked the TisPlan Chairman for her input.
 - ii. Documents available refer to changes in the way that maintaining and/or enhancing biodiversity will be dealt with now and in the future when planning applications are submitted. Councillors noted that this was potentially another huge amount of work in compiling evidence about the Tisbury local environment and the involvement of local groups and landowners would be crucial.
 - iii. Councillors were referred to the available documents on Rule 6 for interested parties involved in a planning inquiry and these were noted.

- c. **Climate Change Strategy / Biodiversity Plan** – Councillor JP updated Councillors on progress and stressed that there was much to do. A paper would be tabled at a future meeting.

FINANCIAL MATTERS requiring Consideration/Resolution

21.09.17

- a. **Financial data for April – June 2021**; to be tabled at a future meeting.

b. Annual Governance and Accounting Report (AGAR) *Clerk

i. PKF Littlejohn External Auditor's report and Certificate for year ending 31/03/2021 – Councillors noted the available documents and in particular the AGAR section 3 that states '... in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.'. Councillors resolved to accept the external auditors' report – **FC/JP; unanimous**

ii. Confirmation that the 'Conclusion of Audit' notice and AGAR documents are displayed on the Notice Board and website – Councillors noted the evidence that the necessary documents were displayed on the Notice Board and also on the website and **resolved unanimously to affirm this - FC/NE.**

- 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 – deferred.

OTHER MATTERS requiring Consideration/Resolution

21.09.18

a. Appointment of Councillor JP to the Staffing Committee

Councillors **unanimously agreed** that **Councillor JP** be appointed to the Staffing Committee – **RB/FC.**

b. Appointment of Councillor RB as Child Protection Officer

Councillors **unanimously agreed** that **Councillor RB** be appointed to the Staffing Committee – **PD/JP.**

c. **Chicksgrove Lane; potential for a lower speed limit** – see further correspondence from a Chicksgrove resident. The current commitment from the Council is to consider the data resulting from the Traffic Count with the potential change in speed limit. The EHD depot is not within the Tisbury Parish and no request for support has been made to this parish council from the parish where the EHD depot is located. Councillors agreed that until the data from the traffic count had been collected and analysed that no further action would be taken.

d. **Court Street / Court Street Close Parking Issue** - please see the suggested letter with wording suggested by the CATG Officer. The Clerk suggested that the letter be used with minor modifications; in particular, the reference to double yellow lines being an option. This was resolved by the Councillors – **FC/JP; unanimous.**

e. Advert for an Office Administrator – Councillors were referred to the documents for an Office Administrator, but these were not yet approved by the Staffing Committee. The item was therefore deferred until all responses were received.

21.09.19

Items for Information / next agenda

Bench replacement at Vicarage Road/High Street junction – a response from the Area Highways Engineer suggested an approach to the Streetscene Manager to determine whether the funding and/or necessary works could be undertaken within that remit.

21.09.20

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 – **PD/FC; unanimous**

B. nature of business: Granting Freedom of the Parish

The Clerk reminded councillors of the policy already adopted before requesting a formal nomination for Tony Deane (as ex Wiltshire Councillor) for past exceptional service to the Tisbury community in the following ways:

- resilience - pursuing a request of this council to the nth degree.
- perseverance - even to the extent of aggravating Wiltshire Council Officers.
- focus – single minded when representing the wishes of the community.
- confident and stood up for himself on the community's behalf.

Following a discussion, councillors resolved to nominate Tony Deane – **PD/SD; 4 in favour with 3 abstentions**

21.09.21

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

- a. Tuesday 5th October 2021
- b. Tuesday 19th October 2021

There being no other business the meeting concluded at 8:23pm.