

WEST KNOYLE PARISH COUNCIL

Parish Clerk – Mrs. L. C. Wood

Minutes of a Parish Council meeting held on Tuesday, 10th December 2019 at 7.30 p.m. in West Knoyle Village Hall.

Present: Councillors Jinny Brockway (Chairman), Tony Davis, Andre Filleau, Marcus Randall (from 7.36 pm) and Paul Yates.

Also Wiltshire Councillor George Jeans , Yvonne Beavan. Mr. & Mrs. C. Coward, P. Coward, + agents (2)

Meeting convened at 7.31 p.m. with Public Session

The Chairman convened the meeting and read out the consent notice for names of members of the public to be recorded in the Minutes.

Mr. Philip Coward spoke in support of the planning applications explaining that since he had moved to West Knoyle he had improved the farm buildings but hasn't got the will to do up the remaining farm buildings and so had handed them over to his son and daughter-in-law. He said that the farm would continue to be used for agricultural purposes.

Mr. Charlie Coward said that at the last meeting he had made a promise that he would come back to the Parish Council with a better design that was more in keeping with the landscape. He explained that he had submitted two planning applications which were on the agenda for consideration by the Parish Council tonight – one of them was for a Class Q enhancement for the provision of a first floor which was excluded from the original permission granted for the barn conversion. The other application is for a new build 3 bedroom house that sits within the footprint of the barn. He said that he hoped that everyone would be in agreement that the application for the new build is a far better design and considerably smaller than the barn. He said that he had planted lots of trees to soften the impact within the landscape and would continue to try and work with the village to make sure that everyone is on board.

Mr. Mark Reynolds of Context Planning Ltd said that this is not about seeking to develop the site. The preferred option is the new build which we think will look significantly better. Technically it is not within Wiltshire Development Plan policies but our argument is that there is going to be a dwelling there one way or another and it is no less sustainable. We do recognise there is a policy conflict and it remains to be seen how Wiltshire interpret that. The Class Q application is a fall back option and that is why we have twin-tracked the two applications. The existing consent is only for a single storey occupation but we have come back with something that reduces the cladding as we feel that the interpretation of the officer at that time is not a sustainable argument.

Apologies for absence – None received

112. Minutes – RESOLVED to approve Minutes of the Parish Council meeting held on Tuesday, 1st October 2019 on proposal made by Cllr. Filleau, seconded by Cllr. Yates and carried with a unanimous vote of those present on 10.12.19

113. Matters Arising

a) Stoney Bridge Residents Group Parking Scheme (Minute No. 104b) – Janet O'Brien, Wiltshire Council's Housing Manager has given permission for it to be done in principle only. Julie Watts, Wiltshire Council's Highways Engineer, discovered that it was adopted highway and therefore other permissions need to be sought. Cllr. Jeans said that he had not had the resources to deal with this and has let residents down for which he apologised. He said he was going to get some prices for the planning advice fees, application fees and project fees but has had other personal issues to deal with recently.

114. Planning (All applications can be viewed on Wiltshire Council's website <http://www.wiltshire.gov.uk/environmentandplanning/planninganddevelopment/planningapplicationssearchonline/planningsearch.htm> – and type in the relevant application number)

a) Applications to consider at the meeting:

Cllr. Jeans said that he had spoken to the planning officer who had confirmed that the footprint of the full application is slightly smaller than the barn. He also pointed out that there are other barns and farm buildings on the site and that the Parish Council could be suspicious that these other buildings could be developed although I understand that the applicant wants to demolish them. It is worth mentioning, however, that you are only being consulted on the planning applications in front of you and what may or may not happen in the future is not a consideration in planning terms.

Application Ref: 19/10302/FUL
Application for: Full Planning
Proposal: Demolition of Barn 2 and erection of 1 no. dwelling and associated works
At: Oxleaze Farm, West Knoyle. BA12 6AE

It was confirmed that although the footprint of the new build was slightly smaller than the barn, the ridge height would be slightly higher as it has a 40 degree pitch. However, the overall mass of the new build would be smaller. Cllr. Filleau said that whilst he preferred the new build option, he did not like the huge glass gable end. Cllr. Yates said that with Part Q you have to work with what you have got because it is a conversion but the new build makes him nervous. Cllr. Davis said that permission had been granted to convert the barn and now the Council is being presented with something that is out of proportion. Cllr. Randall said that he agreed with the issue about the glass gable end and that it would cause glare. He also said that the extra height worried him being at least 3ft higher than the present ridge height. Cllr. Randall asked for confirmation that there wouldn't be a future application to build above the lean-to and the agents confirmed that this would not be possible as it would compromise the design and interfere with window openings etc. On a vote of 2 in favour and 3 against, it was RESOLVED to submit an objection response to the planning application with the following reasons: Although most members felt that the proposed materials for the new-build would look aesthetically more pleasing than the barn conversion proposals, members were particularly concerned about the fact that the roof ridge height is higher than the existing barn and that this might make the development look more imposing in the landscape. Members were also unhappy about the large expanse of glass on the gable end which will cause glare. Members suggested that a more modest building would be more appropriate in this rural setting.

Application Ref: 19/10836/PNCOU
Application for: Prior Notification on change of use
Proposal: Notification for Prior Approval under Class Q for a proposed change of use of agricultural building into single dwelling house
At: Barn 2, Oxleaze Farm, West Knoyle. BA12 6A

Cllr. Yates expressed his concern about the conversion of this building and the fact that it wouldn't leave many buildings left for a functional farm. He wondered if there was a new menage to be built somewhere else and said, what, in the long terms, happens when there is need of another barn for hay & straw. Cllr. Randall said I know there has been talk about the menage being moved and he would like to understand a bit more about the future of the site. Mr. Philip Coward assured the Parish Council that it was a working farm. He was retaining the biggest building nearest his house and the one with the stables and the pole barn is still being retained by him as he farms most of it with Paul Thomas. He said, if we were going to have a dairy then I would agree that there wouldn't be sufficient farm buildings but this is not going to affect the working farm. His son, Charlie, only has 4.5 acres of land. A new gateway has been made but the old gateway has been planted up with hedging. RESOLVED to object on the grounds that members felt unable to support this application with a vote of 4 against and 1 abstention.

Cllr. Yates said that unfortunately we still can't get to a situation where members of the Parish Council can change their views to support these applications but they can advise that they would prefer to see a more modest new build, particularly one with a lower roof height than the existing barn and preferably one without the glass gable end elevation.

115. Reports

- a) **Wiltshire Councillors report** – Cllr. Jeans said that his reports were available to view in Mere Matters.
- b) **Neighbourhood Police report** – None

116. Footpaths, Highways, Traffic & Transport

- a) **Highway & footpath issues for Parish Steward, Wiltshire online reporting & street lighting faults** - none
- b) **Highways Newsletter for October 2019** - noted

117. Play Area

- a) **Report on Annual RoSPA Play Area Inspections and apply a schedule to carry out actions identified** – Cllr. Yates and Cllr. Randall reported that they had carried out some of the jobs identified. The Clerk asked Cllr. Randall to write down, on the Inspection sheet, what works had been carried out and the dates so that there is a record of what has been done and what is still outstanding.
- b) **Play Equipment repairs** – Cllr. Yates said that he would contact Kevin and the Clerk said that she would telephone Playdale to find out what has happened to the fixings etc. that had been ordered and paid for.

118. Finance

- a) **Payments** – RESOLVED to approve payments as shown in payment schedule.

T. J. Thornley	Quarterly update fee	25.00
Mere Town Council	Installation of Speed Indicator Device	118.72
Playdale Playgrounds	Play Equipment repairs	153.28 – Already Paid
L. C. Wood	Salary Q3	168.00
HMRC	PAYE Q3	42.00
Cash	Petty Cash Reimbursement	21.54

- b) **Annual Budget – to consider annual budget figures for 2020/21** – RESOLVED to approve the draft figures prepared by the Clerk and distributed to members prior to the meeting without amendment, on proposal made by Cllr. Yates, seconded by Cllr. Mrs Randall and carried with a unanimous vote.
- c) **To approve Precept on Wiltshire Council for 2020/21** – RESOLVED to approve a precept of £4,550.00 from Wiltshire Council for the 2020/21 financial year. The precept requirement form was signed by the Chairman & Clerk in the presence of the Council.

119. General Items

- a) **VE Day Commemoration Events – May 2020** – the Clerk reported that next year we will be celebrating the 75th Anniversary of VE Day (the end of World War II in Europe) between 8th & 10th May – the early May bank holiday has been moved to Friday, 8th May for this purpose & licensing hours have been extended for the Friday. She understood that the official programme is beacons, last post, church services, bells & street parties etc. Members said that they would discuss this with the Village Hall Management Committee in the near future.
- b) **Suggestion of Community First Aid Training** – the Clerk passed on the details of a company that will come out and do First Aid Training for the community, which includes training in the use of Public Access Defibrillators. The Chairman said that she would arrange for this to happen in the spring 2020.

c) Date of next meeting – it was agreed that the next Parish Council meeting would be held on Tuesday, 10th March 2020.

120. Forthcoming meetings/events

- South West Wiltshire Area Board Meeting, Wednesday, 29th January 2020 at 6.30 p.m. in Nadder Centre, Weaveland Road, Tisbury, SP3 6HJ
- Community Area Transport Group Meeting, Wednesday, 26th February 2020 at 2.00 p.m. in The Nadder Centre, Weaveland Road, Tisbury. SP3 6HJ

Members are reminded that the Parish Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime and Disorder, Health & Safety and Human Rights