**Draft Minutes of a Meeting of Teffont Parish Council held on 10th September 2019 in the Village Hall.**

**Present:** Cllrs Blamey, Cordle, Deane, Fisher, Wood and Worth

## **In attendance:** Cllr Wayman, Parish Clerk, 6 members of the public

## **Apologies:** Cllr Aspden, Cllr Wayman.

Cllr Wood opened the meeting at 18:30.

The Chairman invited questions from members of the public present.

Mrs Ridley requested that:

* the restored bench be sited either on the village green or back where it originally was. In her opinion it should not be sited in the churchyard. It is not church property so she suggested it would not be insured and that the PCC had not been asked.
* the stone seat outside the reading room needed cleaning
* neighbours to planning applications are informed of any application submitted.
* First aid training in the village be adequately advertised.

The Chairman replied to Mrs Ridley on all points.

* He was unaware there was an issue with siting the bench in the churchyard. Cllr Fisher informed him that Mr Homan and Robin Faulkner had agreed to the position on behalf of the PCC. The Chairman asked the Clerk to write to Elaine Robinson, PCC secretary, stating that Teffont Parish Council would like to site the bench in the churchyard and to seek PCC approval.
* It was accepted the stone seat needed a clean, Clerk will ask the Parish Steward if he could do this.
* The Chairman advised Mrs Ridley that it is up to Wiltshire Council planners to inform neighbours re planning applications. The Clerk also publishes all applications on the website, the two TPC notice boards and via the Town Crier. She also endeavours to write to neighbours of applications if she has contact details.
* The Chairman was surprised that Mrs Ridley had seen none of the advertisements for the First Aid Training as it had been well publicised by the Clerk, being on the village notice boards, the Town Crier, in the TPC minutes and reminders had also been sent out.

Councillor Wayman (in absentia) had asked that villagers please read the Highways newsletter, full of interesting information.

The decision on Dark Night Sky status should be available shortly.

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|  | **To receive and accept apologies.**Cllr Aspden – on holidayCllr Wayman – conflicting meeting |
|  | **Exclusion of the press and public.**None required |
|  | **Declarations of Interest.**None |
|  | **Chairman’s announcements.**The Chairman announced that he planned to resign from Teffont Parish Council after 7 years a councillor and 6 years as Chairman. He felt it was time for fresh blood in the role. He will remain in post until the next meeting where he will convene the meeting, oversee the election of a new Chairman and then step down . He plans to remain as Chairman of the Teffont Trust and the Reading Room Trust. He suggested that in the interim period councillors might wish to consider which of them was willing to stand for election to the role of Chairman. They should also consider whether they wanted at the next meeting to co-opt a new councillor to fill the vacancy that would be caused. |
|  | **Minutes of the meeting held on 2nd July 2019**The previously circulated minutes of were approved by Councillors, Cllr Fisher requested a minor amendment which the Clerk accepted. They were then signed by the Chairman as a true record of the meeting held. |
|  | **Planning – Determined Applications.**The documented applications were noted.  |
|  | **Planning – New Applications****19/07144/FUL Sunrise, Teffont** Demolish existing dwelling and erect new replacement dwelling. (Resubmission of 19/00604/FUL)The Chairman invited any comments from members of the general public.Mr Ackroyd, representing Mr Bladen, spoke for the application.He explained that after the previous application was refused Mr Bladen had approached Wiltshire Council (WC) for pre application advice. The Conservation Officer and Planning Officer (Mr and Mrs Minting) had had previous concerns about the views and aspect of the proposed build, the dormer windows and the raised patio area.Mr Ackroyd stated that the Officers had said that the new plans were acceptable to them and would likely be passed when considered by planners.There were no comments against the application from members of the public.The Chairman invited Councillors to ask Mr Ackroyd any questions they may have.Cllr Cordle asked the definition of a one and a half storey house. Mr Ackroyd explained the bedrooms were integrated into the roof space therefore lowering the height of the house. Cllr Cordle remained unconvinced that the house was smaller than the previous application as claimed but Mr Ackroyd did not have any measurements to show Councillors. When asked if the house was lower in size or if it was being dug further into the bank to make it lower he replied that it was a bit of both.Cllr Cordle asked about the Velux windows in the roof. Mr Ackroyd stated that although they had been re-positioned so as to not overlook any neighbours he agreed that it is possible when they are open to see surrounding properties and gardens.Cllr Worth pointed out that there are no comments available yet from the Conservation Officer in the planning documents.Cllr Deane questioned Mr Ackroyd re his assumption the application would be passed by planners. He stated that there will always be an element of doubt until a decision is made. He questioned the quality of the photographs noting that they were taken in the winter, the outlook would be different in the summer. He also questioned the lack of objections from Highways asking if they had been consulted by the applicant. Mr Ackroyd confirmed they had not spoken to Highways. Cllr Fisher commented that by turning the house 180 degrees the large roof now visible from the village hall side created a great impact on the environment. She likened it to a skateboard ramp.Cllr Blamey noted comments already made. The chairman then asked for comments from Councillors before a vote was taken.Cllr Blamey stated that there were material planning considerations, including:* Consistency with previous development in the area.
* Traffic and parking issues
* Scale of the development
* Design appearance and materials used.
* Impact on the natural and historic environment

All of these issues to be viewed in the context of this application being in the ANOB and a Conservation Area.Core Policy 51 seeks to protect, conserve and enhance Wiltshire’s distinctive landscape.This proposal – also within the AONB and Conservation Area is harmful to the landscape, especially given its elevated position so close to the village hall and Magna Church, its bulk and 2 storey design.NPPF defines 3 dimensions to sustainable development.1. Economic2. Social3. Environmental and historical environment.The negative impact on the environment, by the house itself and the impact of additional street parking elsewhere in the village outweigh any economic or social benefits.Core Policy 57 calls for “high quality design and place shaping”. Developments should :* Reinforce a sense of identity
* Complement contextual features and buildings
* Make a positive contribution to the environment

This application does none of these things.The new position causes more loss of privacy for neighbouring properties.Core Policy 58 aims to ensure that Wiltshire’s areas of historic and built heritage are protected and enhanced.Again, this application fails on this score through its height, bulk and design including first floor dormer windows.Extracts from the Notification of Refusal dated 5th April 2019 to the previous application for Sunrise were read out and in the PC’s subsequent discussions it was viewed that the very clear objections, comments and conclusions stated in that refusal had not been adequately addressed in the follow up applicationThe scale of the proposed house and its position were barely changed from the refused application. It continues to have an unacceptable impact on the AONB and remains harmful to the landscape, Cllr Fisher commented that the proposal was still too large and intrusive to surrounding houses and by positioning it further down the slope increased the impact it would have on neighbours.Cllr Deane was concerned about road safety and access. Vehicles parked on the road were at serious risk of being a hazard to passing traffic, much of which travels at speed as it enters the village adjacent to the site. He stated that TPC comments should include a recommended condition to the planning that there are no construction vehicles to be parked on the B3089 at any time as it is simply too dangerous. Once built there is still the issue of no parking for vehicles that are owned by the occupants. He suggested that there should be a written policy re safe parking for the site. Cllr Worth agreed that the Highways issue had not been properly considered and that a Risk Assessment was needed as this issue was fundamentally dangerous to all involved.Cllr Cordle felt the small amendments evident in the new application were not significantly different to the previously refused application and that the roof would have a even larger impact on Conservation Area and the AONB now that it was facing the village hall area.The Chairman proposed a vote to object to this application on the grounds of its height, size and bulk, its impact on the AONB and councillors’ grave concerns about the lack of provision for parking/access during construction and upon occupation. Cllrs unanimously agreed to object to this application.The Chairman asked the Clerk to write to Cllr Wayman and request this application is called in.The Clerk will write to the planning department. |
|  | **Finance****Accounts.*** 1. Councillors noted the bank balance for Teffont Parish Council which was £16417.39
	2. Cllrs noted that the balance agreed with the account figures prepared by the RFO and are therefore properly reconciled as at 10th September 2019.
	3. Councillors reviewed the financial forecast for the year ending 2020.
	4. Cllrs noted the payments made from the Council account since the last meeting.

Cheque to Wiltshire Council for attendance at Planning workshop* 1. Councillors approved payments due.
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|  | **R2 funds allocation**The proposals put forward for funding were discussed.* 20mph zone to be considered later in the meeting.
* Positioning the refurbished bench – it was considered to be minimal cost to do this. Cllrs put a limit of £250 on the project and agreed to allocate these funds.
* Footpaths – no figures yet but money can be allocated for the footpaths. Cllr Blamey will produce a budget for improvement work running over the next two or three years.
* Chain fencing around village green. Cllr Cordle agreed to look at what needed doing and suggest some alternatives for the next meeting with costs.
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|  | **Teffont Website**Not discussed, Cllr Aspden away |
|  | **Update on Teffont footpaths**Cllr Blamey presented a detailed report on the footpaths. This report is attached.He requested Mrs Faulkner be thanked for her hard work on Teff 8 including 2 smart new gates and that funds could be set aside for “Seeds 4 Success” who have helped over the summer. This was agreed. |
|  | **Implementation of 20mph zones in Magna and Evias.**The Chairman informed Cllrs that the estimated costs to implement the 20mph zones were £5,500, of which £1000 had already been agreed by Cllrs and paid.Cllrs agreed to support the proposal and asked the Clerk to write requesting final figures and that the zones are installed. Cllr Deane asked that the Clerk also request an estimate for a ‘platform’ to be constructed on the road into the village from the A303 in order to try and further slow traffic coming off the A303 into the village. |
|  | **Clerk’s report.** The Clerk reported that the First Aid Courses were going well. The Chairman asked how many villagers would now be qualified first aiders. The Clerk suggested there would be about 40 villagers over the three training sessions. Councillors welcomed this news.In response to Mr Bladen’s request that the 30mph limit on the B3089 be reviewed there was a reply from Julie Watts confirming that there are no current plans to try and slow traffic on the road and that any traffic calming measures would require street lighting which Wiltshire Council would not install in Teffont.The Clerk announced that she intends to resignation from TPC. She will remain as Clerk for the next meeting and then hand over to a new Clerk. She will start immediately canvassing for a new Clerk amongst villagers. On behalf of the Council the Chairman thanked her for her contribution to TPC over the last four years as Clerk. |
|  | **To note any items to be reported to Highways or the Parish Steward** Clean signposts through the village.Clean railings in Magna by Springhead. |
|  | **Any Other Business**New villager letters – on November AgendaThanks to Cllr Blamey for the success of the Village ShowCllr Deane requested that a new pre-application for Farmer Giles be added to the November agenda.Cllr Fisher would like to get the stones around the village green cleaned. This could not be agreed now but the Chairman doubted there would be a problem with funding for this. |
|  | **Items for the next agenda.** Please note that any items for the agenda should be sent to the Clerk by 9am on 1st November 2019. |
|  | **Date of next meeting:**  The next meeting will be 12th November 2019 in Teffont Village Hall. |
|  | Cllr Wood closed the meeting at 19.55. |

