

Teffont Parish Council

Parish Clerk: Madeline Honeybourne

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Minutes of the Parish Council Meeting held in Teffont Village Hall

And via Zoom

(This meeting was recorded).

28th June 2022 at 18:00

MEETING CONVENED: 18:02

Those present:

Parish Councillors: E. Worth (Chair). I. Johnson. J. Aspden. R. Blamey. T. Deane.

Also in attendance: M. Honeybourne (Parish Clerk). 10 members of the Public.

Questions and Statements.

The Chair invited questions and statements from the public. None were received

Report from Wiltshire Councillor.

Councillor Wayman was not in attendance and sent her apologies.

MEETING MINUTES

22.06.01

Resolution to receive apologies for absence.

Councillor Graham. (Work commitments) Councillor Johnson (Ill health)

Proposed: EW Seconded: RB Carried: Unanimously

Resolved: Parish Council resolved to accept Councillor Grahams and Councillor Johnsons absence from the meeting.

22.06.02

Declarations of Interest/ Dispensations

A) Declarations: Councillor Deane declared an interest in agenda item 22.06.05

B) Dispensations: None required

Proposed: EW Seconded: RB Carried: Unanimously

Resolved: Parish Council resolved to accept Councillor Deanes declaration of

	interest in agenda item 22.06.05
22.06.03	<p>Resolution of Minutes of 17.05.22</p> <p>The Chair asked the Councillors to accept the minutes of the meeting held on the 17th May 2022.</p> <p>Proposed: RB Seconded: TD Carried: Unanimously</p> <p>Resolved: Parish Council resolved to accept the minutes of the meeting held 17.05.22 as a true and accurate precis of the meeting.</p>
22.06.04	<p>Planning Matters:</p> <p>Councillor Aspden arrived 18:13.</p> <p>Application number PL/2022/03969. Mill Farm. Teffont Evias.</p> <p>The Chair invited the public to speak in favour of the application.</p> <p>The applicants, Camilla Woodward and Robert Jackson, and the architect were invited by the Chair to present their plans for Mill Farm.</p> <p>The Applicants explained the existing buildings at Mill Farm sit on flood zone 1 and are prone to frequent flooding. The last occurrence was October 2021. It became apparent it was not possible to make the current buildings habitable and the decision was made to move the entire living quarters above flood zone 1.</p> <p>The architects have created a comprehensive plan for the site. Respect has been paid to the history and layout of the original buildings and the applicants intentions are to maintain the character of the site whilst creating a building that will continue to exist for future generations to enjoy.</p> <p>A pre-planning application was made and approved. The applicants plan to use environmentally heat and power sources and intend to reuse some of the building materials from the original buildings.</p> <p>The Chair asked if anyone wished to speak against the application. No one responded.</p> <p>The Parish Council were very complimentary about the planning application and the detail included within it. Access across the railway was highlighted as a potential issue for the site. Flood risk was also raised. The applicants have completed extensive risk analysis on flooding with the environment agency and the site has been moved to a location which, it is hoped, will provide a 1:1000 year flood risk.</p> <p>Councillor Deane proposed the Council should fully support this planning application. The Chair asked Councillors to vote.</p> <p>Chair Worth commented on the high quality of the application</p> <p>Proposed: TD Seconded: RB Carried: Unanimously</p> <p>Resolved: Teffont Parish Council resolved to support planning application PL/2022/03969 and to submit comments on the Wiltshire Planning website by 29th June 2022.</p>
22.06.05	<p>Planning Variation Application PL/2022/00839.</p> <p>The Chair requested Councillor Deane to leave the meeting as he had declared an interest in this agenda item.</p> <p>The Chair asked if anyone wished to support the application. The applicant, Mary Corrie, explained the proposal.</p> <p>Mary Corrie thanked the Council for their support and brought the Councils attention to the remodelling works that have begun at the front of the site. Tree planting will commence at the appropriate time.</p>

	<p>The asbestos report for the buildings to be demolished has been received by the applicants and confirms there is little asbestos in the buildings. The applicants were requested by the planning officer to consider making further amendments to the variation application PL/2021/11405 as a 'prid quo pro' for his support. The Planning Officer confirmed the applicants have the right to apply for an agricultural building. Discussions with the Planning Officer proposed the removal of further buildings. The applicants were asked to consider revoking the camping and caravan license for Farmer Giles as a contribution to the visual appearance of the site and the village. The Councillors were asked to comment on the application.</p> <p>Councillors welcomed the applicants agreement to remove further buildings and the to revoke the camping and caravanning licence. Councillor Aspden proposed the Council continue to support the application for the variation of the planning application.</p> <p>Proposed: JA Seconded: RB Carried: Unanimously</p> <p>Resolved: Teffont Parish Council resolved to support variation to the planning application PL/2022/00839 (PL/2021/11405) and to submit comments on the Wiltshire Planning website by 29th June 2022.</p>
22.07.06	<p>Planning Application PL/2022/03902</p> <p>The Chair asked if anyone wished to speak in support of the application.</p> <p>The applicant explained their current situation of living in a shared ownership property and in due course that will become unviable and they will need to leave the village unless they can build a new property on the existing site. The applicants have lived in the village for many years and raised their children here. They also run two businesses here.</p> <p>Their intention is to build a simple home for the family of Chilmark stone and a slate roof.</p> <p>Council sought clarity on light pollution, surface water drainage, the geology of the site and what the view of the property might be from the main village.</p> <p>The applicants believe the site is well hidden from the road and will give no more light pollution than any other property. They have not completed a geological survey but have no reason to believe that will be an issue. Surface water will drain through soakaways.</p> <p>The Chair asked if anyone wished to speak against the development. A resident was concerned the site is on greensand and this may propose a flood risk for the village. The resident was also concerned with light pollution from the proposed dwelling.</p> <p>Teffont Parish Council found the application did not provide sufficient detail on the geology of the site, surface water drainage and potential flood risk for the village and light pollution and the risk to the International Dark Skies status.</p> <p>The Council wish to support the applicants to stay in the village and found the design and scale of the planning application to be creditable.</p> <p>The Chair asked Council if they wished to support the application with conditions.</p> <p>Proposed: RB Seconded: JA Carried: Unanimously</p> <p>Resolved: Teffont Parish Council resolved to support (with conditions) planning application PL/2022/03902 and to submit comments on the Wiltshire Planning website by 26th July 2022. The conditions require the applicants to provide an environmental impact statement to include a geological survey, light pollution impact and details of surface water drainage.</p>

22.06.07	<p>Highways subcommittee report.</p> <p>The Highways subcommittee created a report and distributed to all Councillors prior to the meeting. The aim of the report is to identify the key issues in the village. The subcommittee have divided the village into six traffic areas and identified the key issues in each zone. The six zones will help assess the problems in each area and enable the subcommittee to set priorities as it will not be possible to solve all issues simultaneously.</p> <p>The Subcommittee hoped to agree, with the Councillors present, the top three priorities for addressing speed, reviewing traffic calming measures and agreeing next steps.</p> <p>The Chair was mindful there were only four Councillors present at the meeting but nonetheless, felt the importance of the agenda item should still be considered and endorsed at the next meeting.</p> <p>The Council discussed extending the 30MPH zones at the entrances to the village and 20MPH zones, gates at the village entrances, additional signage for horses and speed indicator devices. Community speed watch was discussed as well as the effectiveness of chicanes and rumble strips. A recent speed survey on a section of the B3089 did not indicate a speeding issue.</p> <p>The Chair requested a decision for three geographic priorities for the Council. Council decided upon prioritising 1. Extending the 30MPH zones at the entrances to village. 2. Signage for horses 3. Gates with speed signs at the entrances to the village.</p> <p>The Chair proposed the Subcommittee put forward a submission to Highways at WCC for extending the 30MPH zones, Additional signage and gates at the entrances to the village.</p> <p>Proposed: EW Seconded: JA Carried: Unanimously</p> <p>Resolved: Teffont Subcommittee to write a submission to WCC for extending the village 30MPH zones, Gates at the entrances to the village and additional warning signs.</p>
22.06.09	<p>Riverbank and Stream Works</p> <p>The Council discussed authorising payment of £500 to Harry Button, Riverkeeper, for works carried out to maintain the stream and riverbank.</p> <p>The Chair emphasised to Councillors that no Councillor may instruct anyone to complete works on the Councils behalf, without prior authorisation from the Council. The Chair reminded Council of the legally binding rules.</p> <p>The Chair stated full payment should be made to Harry Button as he had been unaware the works had not been authorised by Council.</p> <p>Proposed: TD Seconded: RB Carried: Unanimously</p> <p>Resolved: Council resolved to pay H. Button the sum of £500.00 for works carried out to the stream and riverbank.</p> <p>The Chair stated the recent risk assessment on the riverbank had highlighted the tall grass on the riverbank as a high risk as it disguises the where the edge of the bank is. The Clerk was asked to contact H. Button for his professional opinion. Councillor Graham will be requested to investigate the insurance implications for the Council.</p>

22.06.11	<p>REPORTS – no resolutions required.</p> <p>Chairs Report:</p> <ul style="list-style-type: none"> • SSE project for burying electricity cables has passed Stage 2 and is in the design process. The project has been approved by the archaeologist. • The Chair wished to formally thank Mr Don Ridley for auditing the Councils accounts for 2021-22. • The Chair proposed the giving of a gift to Mr Ridley. The Chair thanked the clerk for the very high standards maintained in the accounting process <p>Proposed: EW Seconded: JA</p>
22.06.12	<p>Clerks Report:</p> <ul style="list-style-type: none"> • The Clerk has been investigating payroll systems to manage her salary. The matter remains unresolved at present. • The Clerk has exercised the public rights for the Annual Governance Audit which will close 22.07.22 • The Clerk informed the Council all financial transactions were up to date and balanced against the bank statement.
22.06.13	<p>Items for the next Agenda.</p> <ul style="list-style-type: none"> • Local environment issues from the annual gathering • Accounting software • Stream safety • Parish Steward • Election of new councillor.
	<p>Meeting Closed: 20:01</p>
	<p>Date of next meeting: Parish Council Meeting 26th July 2022 at Teffont Village Hall at 18:00</p> <p>Note: The Village Hall is open for 30 minutes prior to the start of any public meeting for questions from any resident.</p>