

# Teffont Parish Council

**Parish Clerk: Madeline Honeybourne**

01722 716425 / 07840 819748

[teffontpc@outlook.com](mailto:teffontpc@outlook.com)

Minutes of the Parish Council Meeting held in Teffont Village Hall  
And via Zoom

**15<sup>th</sup> February 2022 at  
18:00**

**MEETING CONVENED: 18:00**

**Those present:**

Parish Councillors: E. Worth (Chair). I. Johnson (Vice Chair). R. Blamey. P. Fisher.  
T. Deane.

Also in attendance: M. Honeybourne (Parish Clerk). 6 members of the Public.

**Questions and Statements.**

The Chair invited questions and statements from the public.

The Clerk was requested to read a statement from Mr. R. McNamara.

The Chair explained that whilst Council was unable to address the questions raised, directly, she hoped they may be answered during agenda item 22.02.4a

**Email: Mr. Richard McNamara 10<sup>th</sup> February 2022 (with permission).**

You may have seen that Wiltshire Council have now issued a Decision Notice in connection with the development at Farmer Giles Farmstead.

I attach a copy in case it has not reached you.

The Decision Notice has retrospectively amended the conditions that were placed on this development.

The planning permission required a substantial proportion of this work to be completed prior to the commencement of construction. The house is at an advanced stage of construction and the principle conditions have been ignored.

Instead of sanctioning the breach of conditions, the Council has "rolled over" and given another six months for the conditions to be met.

Could I please ask the Parish Council about the level of confidence you have that the conditions will be met this time?

If you share my misgivings, could I ask you to ask the planners to do the following

- a. To make regular inspection visits to see that progress is being made
- b. To require evidence that plans are in place to meet the conditions – for example that quotes have been obtained
- c. To make interim checks of progress with conditions 4 and 5. They do not need to wait six months to see progress with these
- d. To check that SSE will be off the site by the end of March as promised to the PC.
- e. To let you know what action will be taken if the conditions are not met

	<p>I remember that the PC and others in the Community supported the application in return for promises that redundant buildings would be removed and the landscape restored.</p> <p>As well as seeking an urgent meeting with Wiltshire Council, could I suggest that the Parish Council seek urgent clarification from Councillor Deane.</p> <p>Regards Richard McNamara</p>
	<p><b>Report from Wiltshire Councillor.</b> Councillor Wayman informed the Parish Council she was unable to attend the meeting due to prior work commitments.</p>
<h2>MEETING MINUTES</h2>	
22.02.01	<p><b>Resolution to receive apologies for absence.</b> Councillor Graham. (Work commitments)</p> <p><b>Proposed: RB      Seconded: IJ      Carried: Unanimously</b> Councillor Aspden was not in attendance. No apologies were received.</p>
22.02.02	<p><b>Declarations of Interest and Dispensations.</b> Councillor Deane declared an interest in agenda item 22.02.4a</p> <p><b>Proposed: EW      Seconded: PF      Carried: Unanimously</b> <b>Resolved.</b> Council resolved to accept Councillor Deane's declaration of interest</p> <p><b>Dispensations.</b> None required.</p>
	<p><b>Welcome.</b> Councillor Worth welcomed members of the public to the meeting.</p>
22.02.03	<p><b>Resolution of Minutes.</b> The minutes of the Parish Council meeting held on the 15<sup>th</sup> February 2022 were presented as an accurate and true reflection of the meeting.</p> <p><b>Proposed. IJ      Seconded. RB      Carried. Unanimously</b> <b>Resolved.</b> Parish Council resolved to accept the minutes as a true and accurate reflection of the meeting held 15.02.22</p>
22.02.04	<p><b>Planning Matters.</b> PL/2021/11012 Sylvan</p> <p>The Chair asked if any member of the public wished to speak in support of the application. No one responded.</p> <p>The Chair asked if any member of the public wished to speak against the planning application. There were no responses from the public.</p>

	<p>The Chair asked Councillors for comments.</p> <p>Councillors raised concerns on the detrimental effect the linking of the garage would have on the street scene in a conservation area.</p> <p>Concern was raised that whilst the graves had previously been investigated, the ground remained consecrated and the variation request could impede on consecrated ground. Further clarification needed from WCC.</p> <p>Concerns were also raised about the additional rooflight window and its impact on the international dark skies.</p> <p>The Councillors agreed to object to the variation request.</p> <p><b>Proposed: IJ      Seconded: RB      Carried: Majority 4/5</b></p> <p><b>RESOLVED:</b> Teffont Parish Council resolved to object to the variation request for PL/2021/11012 Sylvan. Comments will be submitted on the WCC website by 18.02.22</p>
22.02.4a	<p><b>Farmer Giles Farmstead Variation request update.</b></p> <p>The Clerk informed the Parish Council a request for a site meeting with the Case Officer and Enforcement Officer from WCC was not granted on the grounds that the Case Officer and Enforcement Officer have a full understanding of the variations requested by the applicant. The site meeting would have required the permission of the site owners and WCC do not have the authority to allow access to the Farmer Giles site.</p> <p>The Chair asked the Councillors to consider what further actions they would like to undertake.</p> <p>Councillor Deane was granted permission from the Chair to remain in the room to enable him to answer questions.</p> <p>The Clerk had previously read a statement from a member of the public regarding this agenda item.</p> <p>The Councillors were agreed that a request for a meeting with the Case Officer and Enforcement Officer would still be beneficial to gain a better understanding of the decision making process and to further gain an understanding of the enforcement of conditions placed on this and all planning applications. Council would also like a clearer understanding on how they may influence decision making at WCC on planning applications.</p> <p>Councillor Deane was asked by the Chair if he would like to comment.</p> <p>Councillor Deane explained to the Council the planning application decision had been granted, subject to 18 conditions. The applicants stated they were unable to meet all the conditions within the timeframe set and therefore, decided to deal with the conditions as they arose and to negotiate with WCC and seek agreement from the experts at WCC. Councillor Deane informed the PC it was his intention to complete the conditions where he can and that the build will be acceptable to the countryside and allow the applicants family to remain in Teffont. Councillor Deane did not agree that a meeting with WCC should take place.</p> <p>The Chair explained to Councillor Deane that a meeting would be beneficial, particularly for the newer Councillors to gain a broader understanding of the planning process and this was not to be taken personally by the applicants.</p> <p>Councillor Deane agreed to answer specific questions that were relevant to the variation request but wished to comment that he believed some of the previous questions to the Enforcement Officer were personal and malicious and he objected to his family being subjected to this type of harassment.</p> <p>Chair agreed it was unhelpful when planning applications became personal and an open and honest communication between all parties was necessary.</p> <p>The Chair explained inappropriate questions to the Enforcement Officer was not a matter for the Parish Council.</p>

	<p>Councillor Blamey stated open communication could have taken place between all parties and alleviated some of the misunderstanding relating to the conditions placed on the application.</p> <p>Councillor Blamey requested information from Councillor Deane when the buildings on the variation request would be razed.</p> <p>Councillor Deane explained that was a different variation request and would need to be discussed separately.</p> <p>The Clerk informed the Council a meeting would be arranged to discuss the new variation request as it had only been received that day.</p> <p>The Chair requested Councillor Blamey and Councillor Deane de-escalate the discussion to allow the meeting to return to appropriate conduct.</p> <p>Councillor Deane confirmed the contract with SSE has been terminated and they will leave the Farmer Giles site by the 26<sup>th</sup> March 2022.</p> <p>Councillor Deane confirmed he will comply with the conditions where he can and if not, to an agreed variation. If that can't be achieved then he will comply with the conditions as set out.</p> <p>The Chair proposed a meeting with the enforcement Officer and the Case Officer to broaden the understanding of Councillors regarding planning applications.</p> <p>The Chair proposed Councillor Johnson, Councillor Graham and the Clerk should attend.</p> <p><b>Proposed: EW    Seconded: IJ    Carried: Unanimously</b></p> <p><b>Resolved:</b> The Clerk will arrange a meeting with the enforcement Officer and the Case Officer to broaden the understanding of Councillors regarding planning applications.</p>
22.02.05	<p><b>Other Planning Matters.</b></p> <p>None received</p>
22.02.06/07	<p><b>Finance Reports.</b></p> <p>The Clerk informed the Parish Council of their current financial position. The Clerk informed the PC of the outstanding balance for the rest of the financial year and that the finance spreadsheet balances with the bank statement.</p> <p>There were no cheque payments made.</p> <p>The Clerk informed the Parish Council that she was preparing documents for the Annual Governance Audit. The Chair stated Mr Don Ridley had agreed to complete the finance audit for the year 21/22.</p> <p>The Clerk informed the PC of £95 remaining in a CIL fund which is due to expire in May 2022. The money has to be spent on the playground. The Clerk was asked to investigate a suitable item.</p> <p><b>Proposed: EW    Seconded: IJ    Carried: Unanimously</b></p> <p><b>Resolved:</b> The Parish Council resolved to accept the financial statement as a true and accurate report of their financial position.</p>
22.02.08	<p><b>Westlea Grass Cutting Scope 22/23</b></p> <p>Councillor Johnson informed the Parish Council he had completed an annual review with the contractors and all parties were satisfied the contract was working well. The contractors have cut the grass in the village on 35 occasions against the contracted 27 cuts. They have sent monthly reports to the Clerk.</p>

	<p>It has been agreed the contractors will perform an extra cut for Remembrance Day. The Parish Council agreed to ensure the village was maintained for weddings. Councillor Johnson proposed the contract is continued using the contractors new name of John O'Conner Ltd.</p> <p><b>Proposed: PF      Seconded: IJ      Carried: Unanimously</b></p>
220.2.12	<p><b>Teffont Parish Council Formal Thanks.</b></p> <p>The Parish Council formally thanked the Teffont Trust for their donation to restore the village green with new posts and to install two new benches dedicated to Richard Long-Fox and Hugh Homan. The Village Green has been greatly enhanced by the kind donation.</p> <p>The Parish Council would like to formally thank the Reading Room Trust for their donation to fund a Remembrance Day Unknown Soldier to stand next to the War Memorial at St. Edwards Church. The memorial figure will be used annually for Remembrance Day.</p>
22.02.13	<p><b>Blocked Drainpipe Update.</b></p> <p>Councillor Blamey informed the Parish Council the drain cover had been lifted by Ringway who discovered the drainage pipe is blocked with tree roots. Councillor Blamey has written to David Button at Wiltshire Council and is waiting for a response from him.</p> <p>Ringway Informed Councillor Blamey that Wiltshire Council would deal with the road issues arising from the blockage but Teffont Parish Council would need to deal with any pavement issues.</p> <p>The Clerk was requested by the Chair to write to Councillor Wayman for her input on this matter.</p> <p>The Chair proposed Councillor Blamey continues to liaise with David Button at Wiltshire Council</p> <p><b>Proposed: EW      Seconded: IJ      Carried: Unanimously</b></p> <p><b>Resolved:</b> The Parish Council resolved to write to Councillor Wayman at Wiltshire Council for her support with this matter.</p>
22.02.14	<p><b>Emergency Plan Leaflet Update.</b></p> <p>Councillor Deane requested the Flood Warden to report to the Parish biannually. The Chair asked Councillor Deane to liaise with Zillah Faulkner to get the leaflet for households printed and distributed</p>
22.02.15	<p><b>Best Kept Village Competition.</b></p> <p>The Parish Council had mixed views on entering the competition but proposed to investigate the matter further.</p> <p><b>Proposed: IJ      Seconded: RB      Carried: Unanimously</b></p> <p><b>Resolved:</b> The Parish Council agreed to investigate the entry requirements for the Best Kept Village Competition.</p>
22.02.16	<p><b>Annual Community Meeting Date.</b></p> <p>The Clerk informed the Parish Council the Annual Meeting of the Parish Council has been set for the 17<sup>th</sup> May and therefore, the Annual Community Meeting should be prior to that date to allow the Parish Council to discuss outcomes from The Annual Community Meeting.</p> <p>The Chair proposed the 3<sup>rd</sup> May at 18:00 and for the meeting to be advertised on Info.</p>

	<b>Proposed: EW    Seconded: IJ    Carried: Unanimously</b>
22.02.16a	<p><b>Highways Sub Committee.</b></p> <p>The Chair requested the Council consider the reinstatement of the Highways sub committee given the importance of road safety in the village.</p> <p>The Chair requested the formation of the subcommittee a year ago to allow the subcommittee the flexibility to act without the need to bring matters before a full Council meeting.</p> <p>The Clerk agreed to send a report to Paul Shaddock at Highways written by Councillors Blamey and Deane, requesting a full investigation into all traffic issues on the C24. Councillor Worth thanked Councillors Blamey and Deane for their work on the report.</p> <p>The Chair proposed Councillor Graham join Councillors Blamey and Deane on the subcommittee. It was further proposed for the Subcommittee to remain an agenda item in perpetuity and to report to the Parish Council at every meeting.</p> <p><b>Proposed: EW    Seconded: IJ    Carried: Unanimously</b></p> <p><b>Resolved :</b> The Parish Council resolved to reinstate the Highways subcommittee and to invite Councillor Graham to join Councillors Deane and Blamey.</p>
22.02.17	<p><b>Chairs Report.</b></p> <p>The Chair informed the Parish Council that talks were being held by the National Trust, in private, to find new residents for Dinton Park. It is not believed that it will be put on the open market.</p> <p>The Chair informed the Parish Council a resident of the village had made a request for the Parish Council to consider purchasing the village telephone box. The Chair explained to the resident the PC were not interested in purchasing it as they would be responsible for its upkeep. If the PC wish for it to be an agenda item they should inform the Clerk.</p> <p>The Clerk was requested to investigate getting the box refurbished.</p> <p>Councillors Worth and Johnson met with SSEN regarding the burial of the electricity cables. SSEN are very happy with the scheme and are prepared to extend it through Clarendon fields to improve the vista further.</p> <p>Unlikely to happen this year but potentially next year.</p> <p>Councillor Johnson was asked to update the Parish Council for the Queens Platinum jubilee celebration. There will be a 25 piece brass band on Friday 3<sup>rd</sup> June. Road closure has been applied for. A hog roast and games will take place in a field on Saturday 4<sup>th</sup> June. More information to follow on Info.</p>
22.02.18	<p><b>Clerks Report.</b></p> <p>The Clerk confirmed the traffic survey on the C24 will take place. Three location points had been agreed with Highways at WCC. No timeline has been given by WCC.</p> <p>The Chair requested we wait for the results from the survey before making further enquiries about Speed Indicator devices. The Clerk passed SID quotes to the Highways subcommittee. The Clerk quoted a rough estimate of £4k - £4.5k.</p> <p>The Clerk confirmed which Councillors would like new email accounts to help protect their privacy.</p> <p>The Chair authorised the Clerk to book the Village Hall for the next year meetings.</p>
22.02.19	<p><b>Correspondence Received.</b></p> <p>The Clerk read an email from Mr. R McNamara at the beginning of the meeting</p>

22.02.20	<p><b>Items for the next agenda.</b></p> <ul style="list-style-type: none"> <li>• Parish Steward update</li> <li>• Highways subcommittee update</li> <li>• Platinum Jubilee Celebrations update</li> <li>• Road surface repairs for Teffont Evias</li> </ul>
	Councillor Worth thanked all participants and closed the meeting
	<b>Meeting Closed: 20:03</b>
	<p><b>Date of next meeting: 8<sup>th</sup> March 2022 at Teffont Village Hall at 18:00</b></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>

