

Teffont Parish Council

Parish Clerk: Madeline Honeybourne

01722 716425 / 07840 819748

teffontpc@outlook.com

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

**11th January 2022 at
18:00**

MEETING CONVENED: 18:00

Those present:

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

Also in attendance: M. Honeybourne (Parish Clerk). Councillor Wayman.
4 members of the Public.

Questions and Statements.

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

Report from Wiltshire Councillor.

Councillor Wayman informed the Parish Council that the Council for the Protection of Rural England were aware the Chilmark estate was for sale and they had raised questions about the planning brief. Councillor Wayman also informed Teffont PC the Wiltshire Council enforcement officer was investigating the refurbishment of empty units and the protection of bats.

Councillor Wayman hoped to have more information for Teffont PC on the costs of future elections for the Council, soon.

MEETING MINUTES

22.01.01 **Resolution to receive apologies for absence.**

Councillor Fisher. (Ill health)

Proposed: EW Seconded: JG Carried: Unanimously

22.01.02 **Declarations of Interest.**

Councillor Deane – Agenda item PL/2021/11405 Planning Application .

22.01.03	<p>Dispensations. None.</p>
	<p>Welcome. Councillor Worth welcomed members of the public to the meeting.</p>
22.01.04	<p>Planning Matters. PL/2021/11405. Farmer Giles Councillor Deane left the meeting for the duration of this agenda item. The Chair invited Mary Corrie to make a statement regarding this application. Mary Corrie explained the application for a variation to point number 12 on the original Planning application had been primarily driven by energy and environmental impact or land conditions. In summary, she explained the porches to the front and west doors were to minimize the impact of weather. The retrospective application for planning for a basement, is to support the sub structure of the house due to imperfect soil conditions. The Plant room is needed to house the ground source pump and will be an external room. This was an oversight by the architect not to have included in the original plans. Furthermore, the ground has been surveyed and is unstable at the east end. The structural engineers recommendation is to construct a concrete box to support the building above. The applicants have applied to use the concrete box as a basement. The request to amend the garage layout and ground floor window is to minimize the need for electric light consumption. The dormer windows are to provide natural light in the storage area above the garage. Mary Corrie agreed to answer questions from the Parish Councillors. Chair asked members of the public if they wished to support the application. There was no response. Chair asked if there was any member of the public who wished to speak against the application. There was no response. Ms. Corrie was asked detailed questions on the amendments by Councillors. These covered the purpose of the basement and why the oversight on the plant room had occurred, the nature and purpose of the garage and whether there was a plan to convert this building into a dwelling. Questions were asked relating to the original conditions placed on the build and why there were some conditions that had not been met. Ms. Corrie willingly answered all questions and emphasized that they were law abiding people and the proposals were for legitimate purposes designed to make the building energy efficient and environmentally friendly and structurally safe and would follow due process. All proposals had been discussed with Adam Madge, the planning officer and Mark Williams, the enforcement officer. Both had visited the site and Mr Madge suggested retrospective planning was applied for. Ms. Corrie explained plans were in place to comply with the original conditions and SSE would leave some time in March 22. The Chair asked the Councillors for final comments. The Chair proposed three aspects for consideration:</p> <ol style="list-style-type: none"> 1. No objection for the porches and retrospective planning for the basement. 2. A site visit be arranged with Adam Madge and Mark Williams to fully understand the amendments and any future applications that may ensue. 3. Object to the proposed amendments to the garage layout and ground floor

	<p>window. Object to the proposed dormer windows in the garage roof. The garage has the potential to become a detached house, currently without the necessary planning permission.</p> <p>Proposed : EW Seconded: JA Carried : Unanimously</p> <p>Resolved: Teffont Parish Council resolved to leave mixed comments on the Wiltshire Council Planning site with no objection raised for the porches and basement and plant room but objecting to the amendments to the garage.</p>
	<p>Councillor Deane returned to the meeting at 19:02</p>
	<p>PL/2021/11880 – Home Farm</p> <p>Chair asked members of the public if they wished to support the application. There was no response.</p> <p>Chair asked if there was any member of the public who wished to speak against the application. There was no response.</p> <p>The Chair asked the Councillors for comments.</p> <p>The Council discussed the planning application fully and were in unanimous support of the proposals.</p> <p>Proposed: EW Seconded: JA Carried: Unanimously</p> <p>Resolved: Teffont Parish Council resolved to leave comments in full support of the planning application PL/2021/1180 on the Wiltshire Council Planning site.</p>
	<p>PL/2021/11308 – Six Acres</p> <p>The Chair invited Mr David Hill to make a statement regarding this application. Mr Hill informed the Council the proposed riding arena was for personal use only and would not be a commercial enterprise. Mr Hill further explained there would be no floodlighting on the site and no increase in traffic to the site.</p> <p>Consideration had been given to drainage with additional planting of willow trees. The surface of the riding area would be silica with a wax thread.</p> <p>Mr Hill agreed to work with Councillor Blamey to improve signage for public footpaths.</p> <p>Chair asked members of the public if they wished to support the application. There was no response.</p> <p>Chair asked if there was any member of the public who wished to speak against the application. There was no response.</p> <p>The Chair asked the Councillors for comments.</p> <p>The Council discussed the planning application fully and were in unanimous support of the proposals.</p> <p>Proposed: EW Seconded: JA Carried: Unanimous</p> <p>Resolved: Teffont Parish Council resolved to leave comments in full support of the planning application PL/2021/11308 on the Wiltshire Council Planning site.</p>
<p>22.01.05</p>	<p>Other planning matters – for information only</p> <p>No comments made</p>

22.01.06	<p>Financial Reports</p> <p>The Clerk went through payments and bank statements. There were no discrepancies.</p> <p>Proposed: JA Seconded: IJ Carried: Unanimously</p> <p>Resolved: Teffont Parish Council resolved to accept the finance records as true and accurate.</p>
22.01.07	<p>Current Financial Position.</p> <p>The Clerk presented a budget forecast for 22/23 to assist with precept setting. The Council discussed the precept in full and noted the outstanding works required in the village and ongoing maintenance. The Council will face costs for future elections, as yet unknown. The Council wish to continue investing in the assets of the village and have decided to continue with the capital investment plan Council looked at the current rate of inflation and the RPI and decided a precept increase of 5% was necessary to meet outgoing costs.</p> <p>Proposed: JA Seconded: IJ Carried: Unanimously</p> <p>Resolved: Teffont Parish Council resolved to submit a precept amount of £8,838.92, an increase of 5%, to financial planning at Wiltshire Council</p>
	<p>Items for the Next Agenda</p> <p>Platinum Jubilee Celebrations.</p>
	<p>Meeting Closed 19:43</p>
	<p>Date of next meeting: 15.02.2022 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>

