

Draft Minutes of a Meeting of Teffont Parish Council held on 31st January 2023 in the Village Hall.

Present: Cllrs Blamey, Deane, Johnson and Worth

In attendance: A Wacher for the Parish Clerk, 5 members of the public

Apologies: Cllrs Aspden, Graham and O'Donnell

Chair opened the meeting at 18.00 and invited any comments from Members of the Public in attendance.

Mr McNamara thanked Cllr Johnson for inviting Wessex Water to present information about water levels, and the Teff to villagers. He has submitted a letter to Cllrs and offered any further help they may require.

- 1. To receive and accept apologies.**
Received and accepted from Cllr Aspden, Graham and O'Donnell
- 2. Exclusion of the press and public.**
None required
- 3. Declarations of Interest.**
The Chair declared an interest in King's Orchard planning application as a neighbour and consultee.
- 4. Minutes of the meetings held on 13.12.2022 and 10.01.2023**
The previously circulated minutes were approved by Councillors and signed by the Chairman as a true record of the meetings held.
- 5. Planning – New Applications.**
PL/2023/00353
Howard's House Hotel

The Chair invited members of the public to present the application. Two representatives of the applicant responded and explained the proposal is an orangery on the south side of the building to add 40 covers to the restaurant. This is part of a refurbishment plan for the hotel which will include the roof, internal and external decoration, converting the Coach House into 2 additional bedrooms, adding further parking and renovating the Walled Garden. They added that they want the hotel to be very much part of the local community, not just attracting outside visitors.

The Chair invited questions from Cllrs.

Car Parking: They propose a 30 space car park being built the other side of the walled garden. This would be connected directly to the entrance to the hotel on hotel grounds, thus avoiding any guests walking on the road. They do not see any parking on the road being necessary.

Light Pollution: They plan to have curtains for the windows and blinds for the glass roof

The Coach House conversion: A separate planning application has been submitted.

The Front Door: It is not proposed to start using the front door as the space behind it is useful as a designated reception area which the hotel does not have at present.

Drainage: A full survey has been undertaken this week and they are awaiting the report.

Weddings: The applicants are not keen for the hotel to be a wedding reception venue

The Chair then invited comments from Cllrs.

Cllrs were in favour of the application and supported it unanimously. Clerk to write to Planning supporting the application with conditions.

- a) Car parking
- b) Light pollution.

6. **Cllr Wayman joined the meeting** and was invited to submit her report.
- The landslip on the B3089 should be removed by WC by the end of the week. The dry stone wall does not necessarily need replacing though the landowner has offered to do this.
 - Enforcement of the restoration of the footpath and dry stone wall at Sunrise is in hand.
 - Blue badge holders will be given a free hours parking in all WCC car parks if they pay for at least an hour.

7. **Planning – New Applications**

PL/2023/00078

King's Orchard.

No members of the public wished to comment. The Chair invited comments from Cllrs.

It was felt the application was very light on details but it would improve the house. More information is needed re material to be used, type of glazing, etc. However, there were no objections from Cllrs.

8. **River Teff**

The Chair read a letter from Richard McNamara, James Harden and Nick Blackford.

After Wessex Water's presentation they suggest follow up is required.

Wessex Water is returning in April 2023 and is committed to ongoing consultation.

Cllr Johnson to liaise with Wessex Water re April date and other questions in the letter and advise TPC.

Cllrs discussed the idea of a sub-committee to look at environmental issues in Teffont. This will be discussed at a later date.

Cllr Deane offered to find out more information specifically on water levels etc and report back to TPC and keep villagers informed once he has reported back his findings.

Clerk to investigate possibility of Environmental Agency funding

9. **Proposed Teffont Design Guide**

The VDS was published in 2013; the bulk of the content is still relevant but some technical, legal and environmental information needs updating. There is

a question as to whether Teffont would benefit from now writing an additional Design Guide. A county Design Guide is due for publication by the end of 2023. The Chair pointed councillors to the Design Guide for the village of Chute.

Any updates to the VDS would be circulated to villagers for comments.

Once the County Design Guide is published Cllrs can then decide if it would be of benefit to Teffont to write a Local Design Guide.

It was resolved that Cllr Blamey will begin the process of updating the VDS.

The Chair made it clear that a Design Guide would not replace the VDS which she reminded Cllrs she had spent many hours editing. The two documents would complement each other and she hoped would add weight to local considerations in Local Authority Planning Decisions

10. Village Emergency Pack

The village hall first aid kit is out of date. The village hall committee are aware of this and are in the process of replacing it. The Chair asked whether the first aid kit would be suitable for use in an emergency and was informed that it was. Purchasing a stretcher for emergency use was discussed but not considered necessary.

11. Coronation Party 2023

Cllr Johnson told Cllrs that the format would be much the same as the Queen's Jubilee celebration last year. Funding is required and various organisations have been asked to support including TPC. It was proposed a donation of £500 be given. Cllrs unanimously approved this budget allocation

12. Highways update

The traffic survey has not taken place yet in the 20mph zones.

13. Parish Steward

Parish stewards are not in villages as they are filling pot holes. The contractor is changing at the end of March but it is hoped the Parish Stewards will remain.

14. Chair's Report

- The SSE/AONB cave burial project is making good progress. SSEN's representative from Savills has been in touch with the relevant landowners and Dr David Roberts who manages the Teffont Archaeology Project.
- EHD are moving from the Chilmark site by the end of June to a new facility in Amesbury. This is earlier than the term of the lease stipulated. The Fonthill Estate are looking carefully at prospective new tenants with the aim of preventing HGV traffic issues arising. However, it is possible that there may be a temporary increase in traffic as stock is moved out. The Council thanked the Fonthill Estate for their considerable effort in resolving this matter.
- Cranborne Chase light pollution expert is willing to present to the village at an open meeting.

15. **Date of next meeting:** The next meeting will be at on March 7, 2023, in Teffont Village Hall.

Cllr Worth closed the meeting at 19.35