

Mere Parish Council

PARISH CLERK - MRS. L. C. WOOD

Minutes of a meeting of the Parish Council held on Monday, 3rd December 2012 at 7.30 p.m. in The Andy Young Pavilion, Springfield Road, Mere.

Present: Councillors Mrs. M. White (Chairman), Mrs. L. Traves (Vice-Chairman), P. Coward, R. Coward, C. Hazzard, R. Hill, D. Hope, Mrs. J. Hurd, G. Jeans, Ann-Marie Long, E. Mitchell, B. Norris, R. Sims
Also: Mr. D. Stone, Mr. R. Stone & Mr. D. Henson

Public Session

Mr. Hazzard said that the skip had re-appeared at Salisbury Street and asked if the Clerk had received any response from Wiltshire Council (see Minute 173C). The Clerk said that she had not received any response and would chase the matter again.

Mr. Sims said that the steps at Bramley Hill had still not been repaired. The Clerk said that Wiltshire Council had assured her that this was being dealt with.

The Chairman will convene the Parish Council meeting after the public session (please note that members of the public are no longer permitted to speak unless invited to do so by the Chairman).

Apologies for absence received from Cllrs. R. Hughes & D. Sealy. Also from P C Richard Salter

To receive Declarations of Interest and to consider requests for dispensation.

Cllr. Jeans declared a pecuniary interest in Minute No. 183 a)

177. Minutes – Cllr. Sims proposed that the Minutes of the Parish Council meeting held on Monday, 5th November 2012 be approved as a correct record of proceedings. Proposal seconded by Cllr. Mrs. Traves and carried with a unanimous vote of those present on 5.11.12

178. Matters Arising

***a) Community Infrastructure Levy – Preliminary Draft Charging Schedule – consultation** – draft response attached – Cllr. Norris said that he was happy to endorse the Clerk's draft response and for it to be submitted as the Parish Council's formal response. Proposal seconded by Cllr. Mrs. Hurd and carried with a vote of 10 for and 3 abstentions. (In his capacity as Wiltshire Councillor, Cllr. Jeans abstained from voting). Cllr. Jeans said that he sits on the Community Infrastructure Levy Task Group committee and, at present, they are interviewing developers and agents.

b) Mere Footpath Group - Report on initial meeting held 13.11.12 – the Clerk reported that a meeting had taken place with seven people who had expressed an interest in reforming a Mere footpath group. Mr. Nick Cowen, Wiltshire Council's Senior Rights of Way Warden had also attended the meeting. The meeting had been very informative and the group had left with a view to meeting again in order to discuss surveying the footpaths to decide what work needed doing or what projects they wanted to concentrate on. When the group have decided what work they would like to do, they will come back to the Parish Council for authorisation. (Full report of meeting attached)

c) Extraordinary Area Board meeting – Housing Need and upcoming review of Wiltshire Council's Housing Allocations System – now rescheduled for 6.00 p.m. at Nadder Hall, Tisbury on 12th

December – Cllr. Jeans said that this was an important meeting because it would affect a lot of people. It was agreed that the Chairman, Vice-Chairman, Cllr. Norris, Cllr. Sims and Cllr. Miss Long would attend the meeting along with the Clerk.

d) Xmas Lights – the Clerk confirmed that all permissions had now been received to erect the xmas lights on the tree in the central island. The lights would be erected this week and Mr. Bob Parsons was planning a switching on ceremony to take place at 6.00 p.m. on Friday evening, 7th December.

179. Reports

a) Neighbourhood Policing Report – As there was no police representatives present, the Clerk made members aware of the latest MereNeighbours Newsletter available from www.MereNeighbours.co.uk

b) Wiltshire Councillor's Report – Cllr. Jeans said that there was one issue that may be of particularly interest where the Area Board was considering a Councillor's Initiative whereby it would provide £15,000 available over 3 years (£5k per year) to hand out to the Chambers of Trade in Mere & Tisbury. Cllr. Jeans suggested that this issue should be raised on the January agenda.

180. Planning

a) Applications: (All applications can be viewed on Wiltshire Council's website

<http://www.wiltshire.gov.uk/environmentandplanning/planninganddevelopment/planningapplicationssearchonline/planningsearch.htm> – and type in the relevant application number)

Application Number: S/2012/1596

Location: Plot B Former Newmead Cottage Site Southbrook, Mere Warminster.

Proposal: Variation of Condition 2 of application S/2011/0620 (erection of three dwellings and associated works) to alter approved plans; omit 3210-B-01b and 3210-B-2b and substitute with 3210-B-11d, 3210-B-12c, 3210-B-17b, 3210-B-18b and 3210-B-19a. This is to allow the construction of a personal library between the house and garage of Plot B

Cllr. Mrs. Traves proposed that the above application be recommended for approval. Proposal seconded by Cllr. R. Coward and carried with a vote of 11 for and 1 abstention.

Application Number: S/2012/1608

Location: Norris Electricals Angel Lane Mere Warminster.

Proposal: Change of use from store/garage to residential dwelling

The Clerk read out a letter of objection from Mrs. Rosemary Price and a letter of objection from Dr. & Mrs. Plaxton. Cllr. Hope proposed that the application should be recommended for refusal for the following reasons:

The current design is unsatisfactory in terms of preserving or enhancing the character or appearance of the Mere Conservation Area:-

1. The proposal cannot be implemented without impediment to Angel Lane during construction and similar adverse effects upon the driveway to Deans Orchard and the public footpath that abuts the south end wall of the existing building.
2. There is an unresolved issue of overlooking into the rear curtilage of The Old House.
3. The application gives inadequate information on proposed materials.
4. The demolition of part of the front wall onto Angel Lane (east elevation, but noted as west on the submitted plan), in order to enlarge an existing opening to form a double garage, is detrimental to the vernacular character of the building

Should the application be approved by the planning authority:

5. The design of the entrance door and windows is inappropriate to the character of the building. Consideration should be given to a painted timber door and simple cottage style casements with a horizontal centre glazing bar.
6. The proposed roof-lights must be conservation-type roof-lights, flush with the roof.
7. The roof covering should be of plain tiles.

NB. The submitted plans are misleading as the east and west elevations have been transposed.

Proposal seconded by Cllr. Mrs. Jane Hurd and carried with a majority vote (2 abstentions). In his capacity as Wiltshire Councillor, Cllr. Jeans abstained from voting.

Application Number: S/2012/1587

Location: Ashwell Nursery Ashwell Mere Warminster.

Proposal: Conversion of barn into dwelling, erection of equine dental surgery, hay store and stables, change of use of land from agriculture to equestrian use and formation of new vehicular and pedestrian access

Cllr. Mitchell expressed his concern about increased traffic using the narrow lane at Burton and in particular the likelihood of horseboxes etc. Cllr. Hope proposed that the application should be recommended for approval as it provides for what appears to be a genuine rural business on a derelict commercial nursery site and it should benefit the rural economy and bring environmental and highway advantages without significant new building in the countryside. Proposal seconded by Cllr. Sims and carried with a vote of 7 for, 2 against and 2 abstentions. In his capacity as Wiltshire Councillor, Cllr. Jeans abstained from voting.

Application Number: S/2012/1559

Location: Breaches Farm Barrow Street Mere Warminster.

Proposal: Conversion of traditional barn to form two holiday lets

Cllr. Hope said that the above application appears to comply with relevant national and local planning policies, to be sympathetically designed and to benefit the rural economy and suggested that the Parish Council should recommend approval of the application subject to conditions regulating the implementation and use. Cllr. Mitchell seconded this proposal subject to one of those conditions being a legal Section 106 agreement to ensure that the holiday lets are used as holiday lets, ancillary to Breaches Farm and should be tied to the farm so that they cannot be sold off separately. Proposal carried with a majority vote in favour. In his capacity as Wiltshire Councillor, Cllr. Jeans abstained from voting.

Application Number: S/2012/1562

Location: Breaches Farm Barrow Street Mere Warminster.

Proposal: Conversion and extension of barn into work-live unit

Cllr. Hope felt that the proposal appeared to contravene saved Policy C22 as it would involve substantial reconstruction of the existing residual brick building and substantial new building to reinstate the form of an agricultural building. Cllr. Mitchell said that the whole building was in existence in the recent past (certainly within the last 30 years). Cllr. Hope proposed that the application should be recommended for approval subject to conditions requiring implementation to be strictly in accordance with the approved details and restricting the use, especially to safeguard the work/live balance and to prevent unauthorised further conversion to residential use. Proposal seconded by Cllr. Roy Sims and carried with a majority vote of 10 for, 1 against and 1 abstention. In his capacity as Wiltshire Councillor, Cllr. Jeans abstained from voting.

Application Number: S/2012/1561

Location: 4 The Bartletts Shaftesbury Road Mere Warminster.

Proposal: Certificate of lawfulness for the use of land as garden (extension to residential curtilage)

Cllr. P. Coward declared a non-pecuniary interest in the above application. Councillors felt that they were unable to substantiate claims made within the application and that it would be necessary to submit a 'No Comment' response. Proposal seconded by Cllr. E. Mitchell and carried with a majority vote in favour. (Cllr. P. Coward, having declared a non-pecuniary interest, abstained from discussion or voting).

Application Number: S/2012/1664

Location: Snowdrop Cottage, 36 Southbrook, Mere Warminster.

Proposal: Demolish existing utility and erect two storey side extension and single storey lean-to extension to rear

Cllr. Hope felt that the proposed extensions would be disproportionate to the semi-detached dwelling and would make the enlarged property out of scale with its neighbour. Cllr. Mrs. Traves proposed that the application should be recommended for approval. Proposal seconded by Cllr. Hazzard and carried with a

vote of 7 for, 2 against and 3 abstentions. In his capacity as Wiltshire Councillor, Cllr. Jeans abstained from voting.

***b) Technical Reforms of Planning Appeals** – members noted the information, as supplied by NALC and copied in the Clerks Report.

181. Open Spaces, Play Areas, Sports Grounds, Allotments + Cemetery

a) Netball Court markings on MUGA - deferred

182. Highways, Rivers, Footpaths, Traffic & Transport

a) Repainting of double-yellow lines in Mere – the Clerk confirmed that she had been communicating with Mr. David Button regarding the possibility of repainting the double-yellow lines in the centre of Mere. Mr. Button said that he was unaware that he had no current plans to renew the yellow line system, but that he would have a look to see whether he could raise a ticket for the cyclical lining gang to do these works in the near future.

b) Sealed Traffic Regulation Order – 30MPH and 50MPH Speed Limits – B3092 AND B3095, Various Parishes – the Clerk reported that she had received confirmation that the above Traffic Regulation Orders were now operational & enforceable.

***c) Pedestrian safety in The Square, Mere** – with reference to the information in the Clerks Report it was agreed that the Parish Council should ask the Community Area Transport Group to spend money on authorising a pedestrian count in order to look at appropriate pedestrian safety measures for The Square

d) Highway & footpath issues for parish steward + street lighting faults

- Castle Street – rattly drain covers
- Hedge at Edgebridge

183. Finance, Policy & Resources

a) Payments – the following payments were approved on proposal made by Cllr. P. Coward and seconded by Cllr. Mrs. Traves. Cllr. Jeans, having declared a pecuniary interest, left the meeting whilst this item was discussed.

Bow Fire Protection	Service fire extinguishers etc	53.82
Sydenhams	Sundries + play equipment repairs	28.94
Shaftesbury Garden Machinery	Repairs to Husqvarna Ride-on mower	23.77
Royal British Legion Poppy Appeal	Poppy wreath	34.00
J. L. Paul	Work to secure storage shed in Recreation Ground	315.00
Cash	Reimbursement for sundries (key fobs & spray for signs on Long Hill)	7.91
Cash	Reimbursement for picture framing	47.49
Society of Local Council Clerks	Membership renewal	181.00
Forge Garages	Fuel & Oil - £57.50 MOT & repairs to Diahatsu - £407.21	464.71
Imprest Account – cheque Nos. 1872 - 1878	Petty Cash, Wages, Pension & PAYE	4534.96
Post Office Counters	Road tax for Diahatsu	220.00
Rochford Garden Machinery	Sundries	20.51

Jeans	Gas for Andy Young Pavilion	115.12
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b) Legal work in connection with leases for Car Parks, Toilets & Office – the Clerk confirmed that she and the Chairman, Vice-Chairman and Cllr. Jeans met on 27th November and had raised one or two issues with the solicitor to negotiate with Wiltshire Council.

c) Lloyds TSB Online for Business – Delegate Registration – the Clerk informed members that during a recent telephone call from the bank, she had discovered that the council could sign up for Delegate Registration for Online banking whereby the Council could authorise the Clerk for Online banking restricted to viewing the accounts online only (not to make online payments or other transactions). The Clerk said that she would find this extremely helpful and the Council resolved that the application should be submitted (the Chairman and Cllr. Hazzard signed the authorisation form).

184. General Items

a) Procedure for dealing with dispensation requests – the Clerk confirmed that there was a guide for Town & Parish Councils on the procedure for dealing with dispensations. In summary, Section 33 of the Localism Act allows a parish & town council to grant a dispensation to allow a councillor to participate in the business of the authority even where that councillor has a disclosable pecuniary interest. The Clerk had devised a standard ‘Dispensation Request Form’ and suggested that written dispensations should be received, as soon as possible, prior to the meeting. Although a Council can delegate authority to the Parish Clerk to grant dispensations, the Clerk said that she would prefer the Council to grant the dispensations except in the circumstances that more than two thirds of the council require a dispensation.

b) Setting dispensations for councillors to take part in precept decisions – the Clerk had discovered, via the Society of Local Council Clerks, that the Localism Act 2011 repealed the general dispensation permitting any councillor with an interest to take part in meetings relating to setting their Council’s precept. Any councillor would be deemed to have an interest if they are a council tax payer for the parish. The Clerk had entered into much email communication with other Clerks and officers and all agreed that this was a ridiculous situation and was probably an oversight of the government. However, in order to keep within the law, it was recommended that councillors should complete a dispensation request form and follow the procedure as above and in guidance notes. In preparation for the annual budget meeting and imminent precept decision meetings, all councillors signed the dispensation request forms and the Clerk granted dispensation thereby allowing all members to take part in the meetings, discussion and voting thereon.

c) Forthcoming meetings

- Mere Parish Council’s Annual Budget Meeting – Wednesday, 5th December
- Wiltshire Council’s South West Wiltshire Area Board Meeting – 6.30 p.m. Wednesday, 5th December, Wilton Community Centre
- Extraordinary Area Board meeting – Housing Need and upcoming review of Wiltshire Council’s Housing Allocations System – now rescheduled for 6.00 p.m. at Nadder Hall, Tisbury on 12th December.

185. Clerks Report – The Clerks Report was confirmed and adopted. Future agenda items requested:

- Tree Planting – Chalkes Garage
- Refurbishment of display panels in Clock Tower