

Mere Parish Council

PARISH CLERK - MRS. L. C. WOOD

Minutes of a meeting of the Parish Council held on Monday, 11th August 2014 at 7.30 p.m. in The Andy Young Pavilion, Springfield Road, Mere.

Present: Councillors: Mrs. Lesley Traves (Chairman), B.Norris (Vice-Chairman), R. Coward, C. Hazzard, R. Hughes, Mrs. J. Hurd, G. Jeans, J. Jordan & R. Sims

Also: Mr. David Coulter, Charlie Coward, John Lea & D. Lohfink

Meeting convened at 7.34 p.m. with Public Session

Public Session

Mr. David Coulter said that he was the applicant for the planning application for Limpers Hill Farmhouse and wanted this opportunity to explain his proposals to the Parish Council. He said that he would have liked to have put two smaller houses on the site but the planning authority would only allow one house. Mr. Coulter presented members with a visual picture of the proposed dwelling, explained that the planning authority had advised, at pre-application stage, to do away with the outbuildings on the site and that any new dwelling could occupy the same floor space as the existing dwelling plus the outbuildings.

Note: Mr. David Lohfink, Land & Planning Director of C. G. Fry & Son Limited has agreed to come along to the meeting and give a short PowerPoint presentation on the development of the land at Woodlands Road. Mr. John Lea of Brimble, Lea & Partners will also be in attendance to answer any questions on the proposed new factory development.

David Lohfink said that he had brought along a power-point presentation but he could not load it onto our laptop. He explained, however, that C. G. Fry & Son had decided to submit a hybrid planning application consisting of Full Planning for 59 dwellings which would be Phase 1 but the rest of the planning application is to be considered in outline. Mr. Lohfink explained that the main spine road widths would be 5.5m and other roads within the development will be 4.8m. The development is a mixture of maisonettes, terraces, semi-detached and detached properties with either 2 or three bedrooms. They have submitted a large number of reports with the planning application to include landscaping schemes, flood risk assessments, acoustic reports (to assess the noise from the Shaftesbury Road and from the Walnut Tree public house) & drainage reports. Mr. Lohfink said that Wessex Water had no objection to the drainage proposals. In response to a question about on-site open space, Mr. Lohfink confirmed that there is no on-site open space other than a pond area which has been included within the second phase of the development

Mr. Lea confirmed that the scheme for the new factory which was presented to the Parish Council and to the public at the public consultation has not changed but said that he would be happy to answer any queries and questions from members.

Apologies for absence received from Cllrs. P. Coward & M. Cassidy

175. To receive declarations of interest from members and to consider requests for new DPI dispensations.

Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Mere Parish Council Code of Conduct for Members and by the Localism Act 2011.

176. Planning

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

<http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx> – and type in the relevant application number)

Application Ref: 14/06285/FUL

Application for: Full Planning

Proposal: Alterations to existing garage building, including new external staircase/door and

replacement door to create stable

At: Longmead, Barrow Street, Mere. BA12 6AB

RESOLVED on proposal made by Cllr. R. Coward and seconded by Cllr. R. Hughes, that the above application be recommended for approval. Proposal carried with a majority vote of those present. In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting.

Application Ref: 14/07001/FUL

Application for: Full Planning

Proposal: Remove existing dwelling and outbuilding and erect detached dwelling, outbuilding and garage

At: Limpers Hill Farm House, Limpers Hill, Mere. BA12 6BD

RESOLVED on proposal made by Cllr. C. Hazzard and seconded by Cllr. Mrs. Hurd, that the above application be recommended for approval. Proposal carried with a majority vote of those present. In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting.

Application Ref: 14/07077/FUL

Application for: Full Planning

Proposal: Landscape works to form planted bund

At: Burton Grange, Burton, Mere. BA12 6BR

RESOLVED on proposal made by Cllr. R. Hughes, seconded by Cllr. R. Sims, that the above application be recommended for approval. Proposal carried with a majority vote of those present. In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting.

Application Ref: 14/06223/FUL & 14/06816/LBC

Application for: Full Planning & Listed Building Consent

Proposal: To install air source heat pumps to the pool barn and groom accommodation, install photovoltaic panels on pool barn roof and continuing stone boundary wall to infill vehicle entrance.

At: Burton Grange, Burton, Mere. BA12 6BR

RESOLVED on proposal made by Cllr. R. Hughes, seconded by Cllr. Jordan, that the above applications be recommended for approval. Proposal carried with a majority vote of those present. In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting.

Application Ref: 14/07222/FUL

Application for: Full Planning

Proposal: Demolish existing conservatory and erect single storey side extension

At: Dell Cottage, Mill Lane, Mere. BA12 6DA

RESOLVED on proposal made by Cllr. Hazzard, seconded by Cllr. Sims, that the above application be recommended for approval. Proposal carried with a majority vote of those present. In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting.

Application Ref: 14/06780/OUT

Application for: Outline Planning

Proposal: Demolition of existing factory and dwelling known as Maltot. Erection of 134 dwellings with supporting infrastructure (hybrid full and outline application)

At: Land at The Hill Brush Co. Ltd., Woodlands Road, Mere. BA12 6BS

Members took the opportunity to ask Mr. Lohfink various questions. Mr. Lohfink confirmed that there would be a 2m grass verge on the Shaftesbury Road which should be maintained by either highways if it was adopted or by a management company. Cllr. Jordan asked a question about the social housing and Mr. Lohfink confirmed that there would be 13 units which would be a mixture of 2-bed flats and 2 or 3-bed terraced properties. Mr. Lohfink said that they would build between 40-45 houses per year so that the development stage could take 3 or 3.5 years but it would be necessary to build the new factory first so they would be unlikely to start within the next 2 years. Mr. Lohfink confirmed that a Construction & Environmental Management Plan (CEMP) would control construction traffic movements. Cllr. Jeans said that he was aware there was a demand for 1-bed units and he asked Mr. Lohfink if he would consider providing 1 or 2 1-bed units in phase 2 of the development.

RESOLVED, on proposal made by Cllr. Hazzard, seconded by Cllr. Sims and carried with a vote of 6 for and 2 abstentions (In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting), to support the planning application with the following conditions and consultation response to submit to the planning authority:

Prelude

The Parish Council has been aware of this pending planning application for a number of years and more acutely aware during the past year. The Parish Council has therefore had time to consider the limitations of the developers whilst also considering the impact that such a large residential development will have on this particular area of Mere and feels that the following conditions will mitigate and alleviate some of these concerns.

Conditions:

1. The Parish Council is of the understanding that there will not be a full requirement for Policy R2 funds in respect of this development due to financial viability, taking into account that the development needs to enable the relocation and rebuilding of the Brush Factory. However, we are also aware that Wiltshire Council has sought a Section 106 planning obligation of £600,000. In recognition that there will be little or no Policy R2 or CIL contribution for this development, the Parish Council would therefore require that some of these funds are used for the following purposes:

a) Reconfiguration of the Walnut Road/Shaftesbury Road junction:

The present mini-roundabout configuration at this junction does not work and is hazardous (several near misses reported). Vehicles travelling along Shaftesbury Road mainly drive straight over the mini-roundabout without reducing speed. Exit from Walnut Road (which serves both the Walnut Road/Oak Lane housing development and the Walnut Tree Inn) is hazardous because drivers cannot see left (south) into Shaftesbury Road. The give-way line to the mini-roundabout at the mouth of Walnut Road is positioned well back in relation to a boundary wall on the corner of the junction, so that approaching traffic from Shaftesbury Road cannot be seen.

- The present mini-roundabout and its associated signage should be removed, and the junction should be converted to a T-junction.*
- The give-way line at the mouth of Walnut Road should become a 'GIVE WAY' sign, and should be repositioned forward to align with the kerb of Shaftesbury Road.*
- Rumble strips or other physical means of slowing traffic on Shaftesbury Road in the Mere direction should be installed just before the Walnut Road junction. This will also help if a housing development goes ahead on the Hill Brush Site and traffic serving the housing is using the T-junction at Woodlands Road/Shaftesbury Road.*

(these recommendations made by a Working Group of Mere Parish Council in November 2013 and unanimously supported by Mere Parish Council in December 2013)

b) Footpath Improvement Project for footpath 50 from corner of Shaftesbury Road/Woodlands Road to Mere Town Centre.

Wiltshire Council put aside money to re-surface this footpath approximately three years ago but that money was subsequently re-allocated elsewhere. The surface of this footpath is in a fairly shocking state – it was re-laid many years ago and the tarmac melted in the very hot weather which has left it extremely uneven and cracked. This is the main footpath from the southern fringe of Mere into the town centre and is heavily used (the only other alternative into Mere town centre is to walk around the very tight and blind bend at Edgebridge

which has no pavement at all and then to walk along Pettridge Lane, having to cross the road three times in order to stay on the pavement). The development of 134 new houses in this vicinity will vastly increase the use of this footpath which we would like to encourage as long as we felt it was safe and suitable for purpose.

- Widening by cutting back overgrown verges
- Resurfacing
- Provision of renewable lighting so that footpath can be used at night

c) Provision of safety surfacing and new play equipment for Walnut Road Play Area – Back in 2003-2007, with the knowledge that our grounds staff were stretched to capacity and could not take on any more grass cutting commitments in the summer and also armed with the knowledge that this play area was to be positioned adjacent to a public house and the risk assessed that their may be broken glass found within the play area, the Parish Council therefore agreed to accept responsibility for the play area with conditions, one of which was clearly stated ‘That any such play area is completely surfaced with low maintenance safety surfacing (not grass).’ These conditions were never imposed by Salisbury District Council and the Parish Council eventually and very reluctantly took on the responsibility for this play area with its grass surface and very small commuted sum. The commuted sum has now been completely used up and the ratepayers of Mere are paying to have this play area maintained through the parish precept. Due to the extremely close proximity of this play area, the Parish Council feels justified in requesting that this S.106 payment is used to surface the play area with wet-pour safety surfacing and also to provide some new equipment within the play area.

Notes of importance:

A Construction Environmental Management Plan must be in place for this development to ensure that construction traffic does not attempt to drive along The Lynch and to place some kind of control over construction traffic movements

Please note that the following application is within the parish boundary of Zeals

Application Ref: 14/06624/FUL

Application for: Full Planning

Proposal: Erect new factory incorporating storage areas, offices, brush museum, areas used for goods in and goods out and the formation of vehicular and pedestrian access thereto

At: Land adjacent to Quarryfields Industrial Estate, Mere. BA12 6LA

Councillors agreed that the proposals for the new factory were commendable. Cllr. Norris confirmed that he had attended the site meeting convened by Zeals Parish Council and that they had agreed to support the planning application but to send a letter to the Highways Agency asking them to look at the A303T bypass entrance and exit junctions in view of the likelihood of increased heavy traffic using the junctions to gain access to the new factory site.

RESOLVED on proposal made by Cllr. Sims, seconded by Cllr. Hughes and carried with a majority vote of those present (In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting), to support the planning application with the following consultation response:

Whilst the Parish Council would not normally respond or involve itself in planning applications outside our parish boundary we feel that due to the proximity of this application to the parish boundary and the overall effect the application has on Mere that we are justified in doing so. The Parish Council feels that it is wholly preferable to have the commercial traffic aiming for the Brush Factory on this new proposed site so that it can enter and exit the site via the A303 or B3092 at the western edge of Mere and does not, therefore, need to travel through the town centre or residential areas of Mere.

177. Finance

a) To approve the following payments:

Southern Electric	Clock Tower Unmetered supply	17.23 (paid 3.7.14)
Forge Garages	Fuel & Oil for June	338.53 (paid 3.7.14)

Mainstream Digital	Telephone charges (quarterly line rental + call charges for June)	48.63 (paid by DD 14.7.14)
Mainstream Digital	Broadband provision (quarterly charge)	61.19 (paid by DD 14.7.14)
Rochford Garden Machinery	Bearings + Protective glasses	53.15
D & H Pengelly (Canopy Land Use)	HLS Advice	22.14 (Paid by cheque 24.7.14)
Eon Energy	Electricity used in public toilets 12.6.14 – 10.7.14	67.13 (paid by DD on 4.8.14)
J. L. Paul	Repair vandalised goal posts in MUGA	312.00 (paid by cheque 24.7.14)
J. L. Paul	To fit padlocks to electrical boxes on floodlights in MUGA	130.00 (paid by cheque 24.7.14)
Wallgate	Soap for public toilets	60.00 (Paid by cheque 24.7.14)
Jeans	Repairs to lights in Andy Young Pavilion Propane Gas for pavilion Lamp repairs in public toilets	415.86 (Paid by cheque 24.7.14)
Cash (Hill Brush Company)	Cleaning equipment for public toilets	9.29
Mole Valley Farmers	Toilet cleaning products	16.46 (paid by cheque 24.7.14)
Scats Countrystores	Sundries, padlocks & tools	71.17 (paid by cheque 24.7.14)
Mirage Signs	No parking signs for Duchy Grounds	60.00
The Consortium	Public Toilets – toilet rolls	62.60
Forge Garages	Fuel & Oil for July	245.36
Rochford Garden Machinery	Strimmer line	24.95
Mole Valley Farmers	Cleaning materials for toilets, general tools & materials for gates from Duchy to Rec	244.09
Sydenhams	Drill + drill bits & safety glasses	147.42
Jeans	Replacement bulb for Castle Hill floodlight	39.00
?????	Training fee for Joshua Suter (trailer licence)	?????
Mainstream Digital	Refund charges for paper invoice	-3.59 (credited by DD 14.8.14)
Imprest Account – cheque Nos. 2976 - 2983	Wages, Petty Cash, PAYE & Pension	4762.55
Scats	Greenfly killer	14.50

178. Staff Notice

Members were informed that the Parish Council's Groundsman, Mr. Tim Cussen, had handed in his resignation as he was going to live in Devon. Mr. Cussen's notice would end on 5th September. The staffing committee would be interviewing a potential candidate for grounds staff this week.

179 . Skate Park Jam

The Clerk confirmed that she had hoped to arrange a formal opening ceremony to invite and thank the funders for the skate park but she had recently been approached by a young mum living in Mere, Zoe Smith, who wanted to organise a skate jam as a fundraiser. The young users of the skate park had also asked me if we could organise some kind of skate competition or skate jam so the Clerk had thought that it would be a good idea to combine these efforts and asked for the Parish Council's support in organising this event. Members agreed that the event should be supported.

180. Floral Enhancements

Cllr. Hazzard pointed out that the poppies in the tubs did not fare well during the dry and hot weather of July and it had become necessary to re-plant the tubs and flower beds. The geraniums now planted had all been donated to the parish by JB Plants and it was agreed that a letter of thanks should be sent to them.

181. Grove Buildings

There was a discussion about the recent announcement from Richard Jefferies regarding his resignation from the Grove Building Committee and the resignation of other committee members. The Parish Council asked the Clerk to send a letter of thanks to Richard Jefferies in recognition of all his hard work.

Note: Members are reminded that the Parish Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime and Disorder, Health and Safety and Human Rights.