

Mere Parish Council

PARISH CLERK - MRS. L. C. WOOD

Minutes of a meeting of the Parish Council held on Monday, 22nd September 2014 at 7.30 p.m. in The Andy Young Pavilion, Springfield Road, Mere.

Present: Councillors Mrs. Lesley Traves (Chairman), Brett Norris (Vice-Chairman), N. Beale, R. Coward, Mrs. J. Hurd, G. Jeans, J. Jordan & K. Symonds.

Public Session

The Chairman will re-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).

C. Hazzard said that he would like to save his report on the Carnival until the full Council meeting on 6th October.

Apologies for absence received from Cllrs. M. Cassidy, P. Coward, R. Hill, E. Mitchell & R. Sims,

194. 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.

195. Wiltshire Council's Draft Proposals for Revised Settlement Boundaries

Clerk's Briefing Report

I attended a briefing session about this on Tuesday, 29th July in Salisbury Guildhall

- Settlement Boundaries used to be called Housing Policy Boundaries in the old Local Plan and are called Limits of Development in the new Wiltshire Core Strategy
- They are essentially a line that divides the built environment and the open countryside within settlements but they delineate the limit of development
- Small villages no longer have settlement boundaries within the Wiltshire Core Strategy (they used to have Housing Policy Boundaries in the old Local Plan but now they are considered to be unsustainable locations for new housing)
- Other than in circumstances, as permitted by other policies within the Core Strategy, development will not be permitted outside the defined settlement boundaries.
- The Wiltshire Core Strategy Inspector has highlighted that the boundaries were originally adopted some years ago and as a consequence, Wiltshire Council has agreed to undertake a comprehensive review of the boundaries to ensure that they are up-to-date for the purposes of the Core Strategy plan period (i.e. 2006-2026).

Wiltshire Council is seeking our views on the method used to review the boundaries and whether we consider that the proposed settlement boundaries accord with this method and are there any areas of the draft boundaries that should be modified.

Also – Do small villages want to see small amounts of growth? (At the briefing session it became apparent that the view of all the small villages and the larger ones present, was that they ALL wanted small amounts of growth to be permitted in the smaller villages and it was suggested that if we felt strongly about this, then we should include it within our comments).

Link to Wiltshire Council pages:

<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshsgsiteallocationsplan.htm>

Link to maps:

http://consult.wiltshire.gov.uk/portal/spatial_planning/sites_dpd/settlement_boundary_review_intial_and_informal_consultation?tab=files

Cllr. B. Norris said that he noticed that the proposed new Housing Settlement Boundary would not allow much in the way of land to be allocated for new development considering that the lifespan of the plan does not end until 2026 and considering that much of the new boundary is already allocated, either for housing or employment.

The Clerk read out Wiltshire Council's Draft Methodology for Consultation:

The following draft criterion has been established to help guide the settlement boundary review process. Where practical, the draft settlement boundaries follow clearly defined physical features, such as walls, fences, hedgerows, roads and water courses in order to define the built area of the settlement.

Areas which have been included are:

- Both built and extant planning permissions for residential and employment uses for areas which are physically/functionally related to the settlement
- Existing and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically/functionally related to the settlement
- Site allocations identified in the development plan for both residential, community and employment uses which are physically/functionally related to the settlement

Areas which have been excluded are:

- Curtilages of properties which have the capacity to extend the built form of the settlement. This includes large residential gardens.
- Recreational or amenity space at the edge of settlements which primarily relate to the countryside (in form or nature)
- Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings, renewable energy installations).

The Clerk explained that Wiltshire Council wanted the Parish Council's response to the following questions:

1. Do you consider the criterion for defining the proposed draft settlement boundaries to be the correct ones?
2. Do you consider that the proposed draft Settlement Boundaries are drawn in accordance with the criterion?
3. Are there any areas of the proposed draft settlement boundaries that should be modified?
4. Are you looking at reviewing your settlement boundary through a neighbourhood plan? IF yes what is your anticipated timetable for this work?
5. Do you have any additional comments relevant to the boundary review?

In order to answer these questions, the Clerk advised members that they needed to be mindful of the criteria and to ensure that Wiltshire Council had applied a consistent approach in applying the criteria to the new draft settlement boundary.

It was agreed that the meeting would go around the boundaries as shown on the map provided, and discuss the changes/issues and whether or not they felt that any amendments should be made: (suggested amendments highlighted)

Grid Reference	Location	Comments/Proposed change:
K5	Mere School	There was a debate about whether or not Mere School should be

		within the new Housing Settlement Boundary but it was agreed that the new Boundary, encompassing the built environment of Mere School was in accordance with the criterion.
K6 & L6	Ivymead Fish Farm	As this was an employment site/brownfield site, members felt that it should be encompassed within the Housing Settlement Boundary in order to be in accordance with the criterion and to have a consistent approach.
K7, K8 & L7	Mill Lane	It was confirmed that historically Mill Lane was outside the Housing Policy Boundary because the lane was considered too narrow to accommodate any further development. However, even though members felt that it would be inappropriate to allow further development along Mill Lane, they felt that the new boundary was consistent with the criterion for the Housing Settlement Boundary.
M8	Southbrook – garden at Orchard House	Members felt that it was inconsistent to have this garden within the Housing Settlement Boundary when others have been taken out and members considered that this would be an inappropriate place for development since it is the site of the Southbrook pond and should therefore be taken out of the boundary.
M10, M11 & M12	Shaftesbury Road	Members felt that the new Housing Settlement Boundary met with the criterion applied.
K9 & K10	Woodlands Road	Members noted that both the Brush Factory site and the old Beaumonts site were now within the new Housing Settlement Boundary and although the Brush Factory site is being considered as a brownfield site for development (current planning application 14/06780/OUT), the Beaumonts site has not been considered. However, it is a built environment for employment use and is therefore in accordance with the criterion for the Housing Settlement Boundary
J7 & J8	Land behind Michaelmas House & Breezeland, Pettridge Lane	It was agreed that the new Housing Settlement Boundary had been applied in accordance with the criterion.
I7 & I7	Church Field, Angel Lane + The Vicarage	Members agreed that it was appropriate for this field to be outside the Housing Settlement Boundary. However, if The Chantry and Deans Orchard are within the Housing Settlement Boundary then The Vicarage should also be within the boundary for consistency.
H6 & H7	St Michael's Church	It was agreed that the new housing settlement boundary had been applied in accordance with the criterion.
G7, G8, F7 & F8	Nursery sites at Townsend	As this was an employment site/brownfield site and within the built environment for employment use, members felt that this site should be within the Housing Settlement Boundary for consistency purposes and to be in accordance with the criterion
C6, B6 & A6	Employment land adjacent to Quarryfields Industrial Estate	The Clerk explained that she thought that the new Housing Settlement Boundary included the land allocated for B1 & B2 industrial use (extant planning permission received in 2009 & renewed in 2011) owned by TZZ Estates + the land for the

		proposed new brush factory site (planning application currently being considered), although the boundary line was not entirely consistent with the planning applications submitted. However, members felt that this line ought to be extended to allow for further employment allocations within the lifespan of the development plan. It was suggested that the line should be extended out to the A303 junction but also that the allocation should be protected in some way so as not to allow residential development.
H5 & H6	Castle Hill Lane	It was agreed that the new Housing Settlement Boundary had been applied in accordance with the criterion.
H5 & I5	Land behind Castle Hill Crescent/Manor Road	Councillors agreed that the old Housing Boundary should be applied in this instance since it may allow an opportunity for Wiltshire Council to consider a very small low cost housing scheme in the future
I3 & I4	Jack Paul Close Allotments	It was agreed that the allotment site should be taken out of the Housing Policy Boundary and the new Housing Settlement Boundary was agreed as this would be consistent with the approach taken at Southbrook Allotments and the criterion applied
I3, J3 & J4	Land between Wellhead/Downside Close	Members felt that this was an obvious place for future development and, since the land was owned by the Duchy of Cornwall, could be an avenue to explore for some much needed low cost housing to meet local needs. Members felt that the Housing Settlement Boundary should extend to encompass this field so that controlled development could be an option within the life of the Development Plan.

Q1. In answer to question 1, members felt that the criteria was correct although they felt that there should be a different coloured line or some kind of separation for allocated employment land in order to protect it from being developed for residential purposes.

Q2 Members felt that there were inconsistencies and that further modifications should be made in order to maintain a consistent approach throughout

Q3 Comments on any specific areas of the proposed draft settlement boundaries (as above)

Q4 The Parish Council is not looking at reviewing the settlement boundary through a neighbourhood plan.

Q5 Additional comments - Small Village Settlement Boundaries - Members also agreed that other smaller villages should have settlement boundaries so that they may have the opportunity for controlled growth should they wish

The Clerk read through all the above points for clarification and ratification and they were all agreed, without amendment, on proposal made by Cllr. Mrs. Hurd, seconded by Cllr. R. Coward and carried with a unanimous vote.

196. Finance, Policy & Resources

a) Payments – RESOLVED to approve the following payments:

The Consortium	Public Toilets - Toilet Rolls & Washroom Cleaner	104.59
Duchy of Cornwall	Rent for Castle Hill 29.9.13 –	15.00

	28.9.14	
Duchy of Cornwall	Half Yearly Rent for allotments 25.3.14 – 28.9.14	322.06
Fencewize	Fencing Materials for Castle Hill Play Area	560.16
Michael Fox (Foxtech)	Ambulance service for skate park event	100.00 (Pd. 7.9.14)
Rochford Garden Machinery	Kawasaki Brushcutter	425.00 (Pd. 8.9.14)
Rochford Garden Machinery	Machinery oils & lubricants	107.97
Mole Valley Farmers Ltd	Fencing Materials for Castle Hill Play Area + sundries	78.00
BWBSL (Wessex Water)	Water services bill for supply to >>>>	38.47
Mainstream Digital	Telephone call charges 4.8.14 – 28.8.14	12.82 (Paid by DD 15.9.14)
Grant Thornton	External audit fee	720.00
BWBSL (Wessex Water)	Water supply to trough at Wellhead Allotments	58.61
The Walnut Tree Inn	Buffet for invited guests & fundrs for skatepark opening	100.00
Maverick Slacklines Ltd	Slackline workshop for skatepark event	210.00
A. Jones	B+E Category driving training (trailer) for Josh Suter	360.00 (Pd. 18.9.14)
Cash (InknToner)	Printer cartridges	38.44

Amendments to previously approved payments:

Seeds 4 Success – S.137 payment for £450 previously agreed but made out to Sowing Seeds in error

Community First – S.137 payment for £100 previously agreed but made out to Wiltshire Good Neighbours

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.