

Mere Town Council

TOWN CLERK - MRS. L. C. WOOD

Minutes of a meeting of the Town Council held on Monday, 5th December 2016 at 7.30 p.m. in The Andy Young Pavilion, Springfield Road, Mere.

Present: Councillors: B. Norris (Chairman), J. Jordan (Vice-Chairman), M. Cassidy, Mrs. J. Hurd, G. Jeans (until 8.15 p.m.) , E. Mitchell (until 8.15 p.m.), R. Parsons, R. Sims, Mrs. K. Symonds & Mrs. L. Traves

Also: D. Stone, R. Stone, Mrs. A. Harris, Mrs. A. Beall, Mrs. M. White, R. Pearce, C. Tuck, H. Bell & S. Richardson

Meeting convened at 7.31pm with Public Session

The Chairman will convene the Town 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).

Mr. Simon Richardson from Church Ale House in Water Street said he had come to talk to the Town Council about the Schools proposals for improving traffic safety. He explained that the School wanted to submit a grant bid for a new gated entrance, bike rack and zebra crossing with a dropped kerb.

Mr. Cedric Tuck from Windsor Cottage, North Road said that he wanted the opportunity to state his objection to the planning application for No. 2 Duchy Cottages. Mr. Tuck felt that the application was unneighbourly, would cause overshadowing and C. Tuck, Windsor Cottage, North Road – came along to the meeting to state his objection to the planning application for No. 2 Duchy Cottages. Mr. Tuck said that the proposed large extension was unneighbourly, would cause overshadowing and was out of character and would not be in keeping with the surrounding properties.

Mr. Roy Sims thanked everyone who came along and supported Mere Cancer Christmas Fair which, he said, raised £1119.27. He also wanted to thank Mr. Parsons, Mere's new Town Crier, for doing such a splendid job. Mr. Sims said that he would very much appreciate it if people could find a few pence to help pay for the Town Crier's uniform.

Mrs. Mary White from Mill Lane said that she wanted to come along and state her concerns for the planning application for The Old Ship. She said that she thought the proposals would be overdevelopment and that the number of dwellings was too high but she said that the building had been left to fall into a state of disrepair and if we did not accept this, what would we be left with? Mrs. White said she thought that the Town Council was between a rock and a hard place with this one and wished members well on the difficult decision that they would be making this evening.

Mr. Hamish Bell (President, Mere Chamber of Trade) said that the Chamber felt that this planning application was the best thing that could happen, under the circumstances. He pointed out, however, that the amount of parking provision for the number of dwellings did not seem adequate and the increase in traffic along Manor Road was a cause of concern. However, the Chamber did not have any solutions to put forward but hoped that the Town Council would consider these two points seriously.

Mrs. Lindsey Wood of 3 Duchy Cottages, North Road addressed the Council as follows: 'Councillors, two months ago I read out to you my objection to a planning application for No. 2 Duchy Cottages. A new planning application has been received for this property which you are considering tonight. There are no significant amendments to the planning application and so therefore my objection still remains – my main objection being that the height (7.4 metres) and length (6 metres) of this extension will overshadow my property and take away the light completely from the rear windows and rooms of my property and from my garden and will result in an unacceptable loss of light.'

Apologies for absence received from Cllrs. N. Beale, P. Coward, C. Hazzard, R. Hill & R. Hughes

78. 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 Town Council Code of Conduct for Members and by the Localism Act 2011.

- Town Clerk, Mrs. Lindsey Wood, declared an interest in Planning Application 16/10509/FUL and said that she would leave the meeting whilst this matter was discussed.

79. Minutes – RESOLVED to approve the Minutes of the Town Council meeting held on Monday, 7th November 2016 on proposal made by Cllr. Mrs. Traves, seconded by Cllr. Mrs. Hurd and carried with a unanimous vote of those present on 7.11.16

80. Matters Arising

- a) **Standing Order relating to 'Previous Resolutions' (6 month rule) – in respect of request for grant towards toilet in St. Michaels Church** – the Chairman said this was discussed last month. The Clerk has not yet received written notice of Special Motion.
- b) **Recent water leak problems (Public Toilets & Youth Club building)** – in respect of the water leak at the Public Toilets which was due to a faulty valve on the gents urinals, the Clerk reported that Wessex Water were unwilling to apply a leakage allowance and had suggested that the Town Council make an insurance claim. The Clerk was currently pursuing the issue of an insurance claim and the insurance company had said that this would be possible as long as the fault was not due to wear and tear or lack of maintenance. With regards to the leak at the Youth Club building, Nugents plumbing had now re-plumbed the whole building and Jaki had applied to Wessex Water for a leakage allowance but we did not yet know the results. The Clerk had asked Wessex Water to move the water meter nearer to the building but they had replied that this was not something they could do. Therefore, the Clerk had now initiated monthly water meter readings as part of a Risk Assessment procedure for the grounds staff to carry out.
- c) **Booking of Grove Building for Annual Parish Meeting** – with reference to Minute No. 76b) the Clerk reported that she had booked the Grove Building for the Annual Parish Meeting to be held on 26th April 2017.

81. Reports & Consultations

a) Neighbourhood Policing Report – Cllr. Sims reported that the Wiltshire Neighbourhood Watch Association had held an Open Forum for the South Wiltshire Police Area on Saturday, 26th November at the Five Rivers Leisure Centre in Salisbury. The Forum talked about the reorganised Community Policing Teams supporting all the communities in the South Wiltshire Area.

b) Wiltshire Councillor's Report – Cllr. Jeans explained that there were Unitary Authority proposals for Dorset and that he had been invited to speak to a panel of councillors to talk about Area Boards.

82. 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:	16/10509/FUL
Application for:	Full Planning
Proposal:	Proposed two storey rear extension, garage and annex
At:	2 Duchy Cottages, North Road, Mere. BA12 6HG

Due to a declaration of interest, the Town Clerk, Mrs. Lindsey Wood, left the meeting. Cllr. John Jordan recorded the meeting:

The Chairman reported that the Town Council had discussed this application at the October meeting and voted not to support it. The plans before us today are broadly the same with the addition of a letter from the applicants' representative to explain why the annex is required and some minor alterations to the windows in the garage and the annex. In my view the garage is very large and will dominate its neighbour. The annex is far too big (some bungalows are smaller than this) and with the application to extend the house there can be no justification for such a large annex. Regarding the extension, both number 1 and number 3 Duchy cottages have already extended the ground floor with single storey extensions. A similar extension would be far more in keeping. Cllr. Mrs. Traves said that the amendments and additional letter gave her no reason to change her vote. Cllr. Mitchell said that he was surprised to be discussing this application after it had been so recently refused. Regarding the annexe, the letter states that the applicant needs this large annexe to accommodate his

family when they visit from overseas, but surely this is no different to anyone else who has relatives abroad that come and visit – this is what hotels and guesthouses are for and it is no justification for such a large annexe. Regarding the extension, I think that because of the length and height, it will be inconsiderate to the neighbours due to the overshadowing effect it will have on neighbouring properties. Cllr. Mitchell read out some information he had found on the government planning website about PPS7 and the 45 degree lines. He said that this planning application did not show the elevations and outlines of the adjoining properties and if they did, he thought it would show that the 45 degree line from the extension would cause overshadowing. Cllr. Mitchell proposed that the Town Council reiterates its previous decision and refuses the application for the same reasons as before but also including the points he had made about PPS7. Proposal seconded by Cllr. Kate Symonds and carried with a majority vote. In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting.

The Chairman asked Cllr. Jeans to call in this planning application to committee if he thought that the planning officer was likely to approve it.

RESOLVED to object to the above planning application for the following reasons:

Reasons:

- By reason of its size and mass, the extension is not subservient to the existing building and increases the volume of the existing property overmuch.
- The extension is inappropriate for the character of the area and would not be in keeping with the surrounding properties.
- Approval of this application could set a precedent for other properties in the area to follow which would spoil the character of the area.
- The proposed extension will be too close to other neighbouring properties, causing concerns regarding construction damage to neighbouring properties & future maintenance issues.
- Due to the close proximity of neighbouring properties and the size of the extension a shading impact report should be provided.
- The proposed annexe needs a design statement to justify the need (the accompanying statement does not justify the need for a self contained annexe).
- The proposed annexe is out of keeping with the character of the building.
- The garage is very large and could create overshadowing issues for neighbouring properties. There is also a concern as to whether a garage of this size could be constructed within the space without causing damage to neighbouring property.
- Impact to amenity – the proposed extension due to the length and height is inconsiderate to neighbours due to overshadowing effect. The proposed extension is in breach of PPS7 and the Building Research Establishment 45° test. The elevation plans for the new extension should show the adjoining properties accurately scaled to allow proper consideration of this matter. The plans show neither of the adjoining properties and if they did, the Town Council feels that it would show that the 45° line from the extension would cause overshadowing to neighbouring properties.

The Town Clerk re-entered the meeting and resumed post:

Application Ref: 16/10183/LBC & 16/09919/FUL
Application for: Listed Building Consent & Full Planning
Proposal: Conversion and renovation of the existing Gradell* Listed Old Ship Inn into 8 apartments and 2 X 3 bed cottages. To include the demolition of outbuildings and construction of a new build 2 bed cottage to the rear.
At: Old Ship Hotel, Castle Street, Mere. BA12 6JE

Cllr. Jeans pointed out that there was no mention of the retention of the ornate wrought iron sign made by Kingston Avery. He also said that he thought the archway was a significant feature and that glass doors would be more appropriate in a city environment like Salisbury but not so appropriate in a rural conservation area where traditional coach doors would be preferable. Cllr. Jeans also said that he gets a lot of complaints about parking; 'the proposed development is for 8 flats, 2 houses and 1 house – there should be 22 parking spaces + extra for visitors + there needs to be adequate parking spaces for the 3 houses built in the car park, the four flats that were converted in the old hotel annex and Ostler's Cottage. There has to be adequate parking. We have no buses. We have lost parking in the town and we can take that as a planning consideration. The Chairman said that he was pleased to have some movement on the Ship Hotel but he too had concerns on the

plans that had been submitted. He thought that the glass door in the archway would look out of place and pointed out that there was a lack of detail in the Design and Access Statement about how the properties will be marketed/managed. Would like some reassurance that the building will be kept up together once it has been converted so assume there needs to be some kind of management structure in place and would like to know who will be responsible for the shared parts of the building and grounds. The Chairman agreed that there was inadequate car parking spaces but also felt that the car parking spaces that had been shown were too small and were not of standard dimensions.

Cllr. Parsons said that approval of these plans could set a precedent for other buildings in the town to be bought, allowed to be run into the ground and then redeveloped. However, Cllr. Parsons felt that this building still had the opportunity to put Mere back on the map as a commercial premises.

Cllr. Mrs. Symonds said that she always felt it was an unsuitable building for conversion into flats.

Cllr. Jordan said he wanted to thank Mrs. White for saying what he was going to say during the public session. If the proposed conversion was for 8 apartments in total then it may be achievable but it is overdevelopment with 3 cottages as well.

Cllr. Mrs. Traves said that a lot of the original car park was used up for development which was very, very, poor quality development. She was concerned as to who the owner was going to contract to develop the property as she did not want to see the building hacked about.

Cllr. Jeans said that whether the Town Council approved the plans or not, he would like it added that the car parking spaces needed to be allocated to each property.

Cllr. Mitchell said that it is a shame to see such a beautiful building deteriorate to the state it is in now and added that if the proposed flats were more upmarket and spacious, thereby reducing the number, it would ease the burden on the number of parking spaces. He said that he could not support this application but may support an application for more spacious apartments.

Cllr. Mrs. Hurd wondered to what extent we could depend on the planning department to ensure that the special features of the building are preserved and that the building work is of good quality. Cllr. Jeans said that the Conservation Officer would monitor the building work to ensure that the integrity of the Listed structures and building is preserved. Cllr Parsons also said that as the building is of the highest grade of Listing, the Secretary of State has to agree with the plans and English Heritage (now Historic England) will step in.

RESOLVED to object to the above application for the following reasons (Proposal made by Cllr. Mrs. Traves, seconded by Cllr. Parsons and carried with a majority vote [In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting]):

Overdevelopment – The Town Council feels that 8 apartments and 3 cottages within the site is overdevelopment and will result in cramped living accommodation which will not seek to secure high quality design and a good standard of amenity for all existing and future occupants. This cramped development will be unsympathetic and will fail to respect the generous proportions and integrity of this Grade II* Listed Building

Parking is inadequate – The Town Council feels that the parking spaces will be inadequate for the number of dwelling spaces proposed. There is little or no public transport in Mere any longer and live-work distances are typically too far to rely on cycling. The proposals fail to meet the required parking standards which would be 22 car parking spaces for the 11 proposed dwellings and there is no allocation for visitor parking. The car parking area needs to provide overall parking for the 3 dwellings that were previously created at the rear of the car park, the four flats that were created in the old Tok H hall (hotel annex) and Ostlers Cottage as well as the proposed development + visitors. These car parking spaces need to be of the recommended size to meet parking standards and the parking spaces should be allocated to each property with a general allocation for visitor parking.

Glass doors to the archway would be inappropriate for the Conservation Area and would result in the introduction of an incongruous architectural feature within the façade of the building.

Plans do not show the retention of the Kingston Avery sign – the Town Council feels strongly that this historical feature, made by local clock maker Kingston Avery (1730-1763) should be restored and retained in situ.

Inadequacy of plans and statements - Although we appreciate that this is not a planning issue, there is a lack of detail in the Design and Access Statement about how the properties will be marketed/managed. The Town Council would like some reassurance that the building will be kept up together once it has been converted so assume there needs to be some kind of management structure in place and would like to know who will be responsible for the shared parts of the building. It would therefore be helpful to have a statement as to how the building would be managed in future i.e. would leaseholders become joint freeholders.

NB – The Town Council is not against residential accommodation in principle and would like to see the building restored to its former glory. If planning approval is granted the Town Council would like a S.106 legally binding agreement to ensure all external and internal works (to include landscaping, car parking layout etc) are completed in accordance with approved plans.

Application Ref: 16/10085/FUL
Application for: Full Planning
Proposal: Single storey front extension and erect new garden building
At: Farmers Rest, Mill Lane, Mere, Wiltshire. BA12 6DA

RESOLVED to recommend approval of the above application on proposal made by Cllr. Mrs. Traves, seconded by Cllr. Mrs. Hurd and carried with a majority vote. In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting.

Cllr. Jeans & Cllr. Mitchell left the meeting

83. Highways, Rivers, Footpaths, Traffic & Transport

a) Highway & footpath issues for Parish Steward & street lighting faults – None reported

b) Re-marking/lining for Salisbury Street Car Park – The Clerk said that she had been contacted by County Roadways who were doing some white lining in the area, to see if we wanted any lining in the Salisbury Street Car carried out with their surplus paint (as they did with the Castle Street Car Park). When the Clerk explained to them that we needed the lines reconfigured they said that it would cost £700-£800 to have a survey and plan done. The Clerk said that the office was now working on getting quotations from more companies for the survey and plan work. However, the Clerk was authorised to ask County Roadways to re-mark the disabled bays if they had any yellow paint going spare.

c) Notice of Urgent Closure of C59 (Part), Shaftesbury Road, Mere for carriageway hand patching and associated maintenance works – the Clerk informed members that she had received notice that the C59 Shaftesbury Road (Part), from its junction with Wet Lane to the County Boundary would be closed on 5th December to enable Wiltshire Council to carry out carriageway hand patching and associated maintenance work.

84. Buildings, Open Spaces, Play Areas, Sports Grounds, Allotments & Cemeteries

85 Finance, Policy & Resources

a) Payments – **RESOLVED** to approve payments set out in payment schedules attached on proposal made by Cllr. Mrs. Symonds, seconded by Cllr. Mrs. Hurd and carried with a unanimous vote.

b) Policy R2 & CIL Statement update – the Clerk informed members that she had requested an R2 statement and could report that the Town Council had £6,182 in S.106 Policy R2 Developers Contributions that could be spent on Sport & Recreation within the parish. The soonest expiry date was 22.4.19. The Clerk believed that there were extra funds available for developments which Wiltshire Council did not know had been started and was in communication with Wiltshire Council about this fact.

86. General Items

- a) **Wiltshire Council & BT Consultation on current programme of proposed public payphone removals.** (BT is proposing that the Telephone box at White Road, Mere be removed [has had 3 calls in last 12 months]) – members had no objections to the removal of this telephone box.

87 Forthcoming meetings/events

- South West Wiltshire Area Board Meeting, Wednesday 7th December at 6.30 p.m. at Nadder Centre, Tisbury

Note: Members are reminded that the Town 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.

Meeting closed at 8.48 p.m.