

Mere Town Council

TOWN CLERK - MRS. L. C. WOOD

Minutes of a meeting of the Town Council held on Monday, 19th September 2016 at 7.30 p.m. in The Andy Young Pavilion, Springfield Road, Mere.

Present: Councillors B. Norris (Chairman), J. Jordan (Vice-Chairman), N. Beale, P. Coward, C. Hazzard, R. Hill, Mrs. J. Hurd, G. Jeans, R. Sims, Mrs. K. Symonds & Mrs. L. Traves.

The Chairman welcomed David Lohfink, Land & Planning Director of C. G. Fry & Son and explained that he had come along to discuss a revised application 'minor material amendments' to Phase 1 and detailed designs 'reserved matters' for Phase 2 of the Woodlands Road Development (Hill Brush Factory site). David Lohfink said that they were looking to start work towards the end of this year or early in the New Year. Planning permission was granted for Full (detailed) proposals for Phase 1 and Reserved Matters (outline) for Phase 2 of the site on 19th March 2015. However, they would like to make some minor amendments (called Minor Material Amendments) and submit detailed approval for Phase 2 in the next month or two. The number of houses will not change although they are proposing to make changes to the layout and design to some of the plots: - each plot now has car parking spaces and they have done away with some of the garages which has, in turn, improved the garden sizes. The flats are now 2-storey buildings instead of 3-storey buildings. The affordable units have also been re-designed to have front car parking spaces. C. G. Fry & Son is not seeking to re-visit the S.106 agreement that they have already entered into with Wiltshire Council. Some work has already begun on site to accommodate the biodiversity assessments. Mr. Lohfink explained that a Public Consultation Event had been arranged for 5th October between 2.00 – 6.30 p.m. in The Grove Buildings in order to explain the proposed amendments and answer questions from the public. Members of the Council were invited to view the plans and ask Mr. Lohfink questions etc.

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. Hazzard said that he would give a report on the Carnival at the next meeting but wanted to take the opportunity to thank Barry Hansford for doing such a splendid job of cleaning up the litter early on the Sunday morning after the Carnival. He said that it was all clean and tidy before 7.30 a.m. It was pointed out that Mr. Paul Scarborough had also helped Barry and it was agreed that thanks to these two people should be recorded. Mr. Hazzard said that the Carnival advertising board had been taken off the Clock Tower and the Literary Festival sign had gone up almost immediately. However, it is double the size and it has gone over the Duchy crest which the Town Council specifically wanted to avoid and stated in its 'banner policy document'. It was agreed to see if the sign could be moved up, above the crest, and to speak to the Literary Festival committee to remind them next year that it should be a smaller banner and that it should only be erected one week prior to the event. Indeed, it was agreed to remind all the organisations that apply for banners of the permission requirements.

Mrs. Lindsey Wood from 3 Duchy Cottages spoke in objection to the planning application 16/08146/FUL stating that their main objection was to the proposed rear extension which would be 6 metres (19.6 feet) long and 7.4 metres (over 24 feet) high and would cause a loss of light to their property. She said the height and length of this extension will cast a shadow and take away the sunlight from all the rooms to the rear of their property and from their garden and will result in an unacceptable loss of light. Mrs. Wood also said that she felt the proposed extension would be out of keeping with the design and character of these terraced farm cottages and would have an adverse impact on the amenity of neighbouring properties by reason of an overbearing effect.

Mrs. Wood also raised concerns that the proposed detached annexe could exist without reliance on the main dwelling as it is a separate self-contained accommodation which could be occupied separately and in this instance, there would be inadequate parking and amenity facilities for the needs of the annexe occupants as well as the residents of the main dwelling.

Apologies for absence received from Cllrs. Bob Parsons. Members agreed that they should accept all absences as it appeared that some agendas were not received (other absences: Cllrs. E. Mitchell, R. Hughes & M. Cassidy)

56. 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.

- The Town Clerk declared an interest in Planning Application 16/08146/FUL and said that she would leave the meeting whilst this was discussed.

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

Public Session reconvened in order to allow Miss Hyde (applicant) to speak in favour of planning application 16/08146/FUL. Miss Hyde said that there were some inaccuracies in the objection previously mentioned by Mrs. Wood and said that she did not believe that the shadow cast by the extension would be objectionable. The Garden Room will be the same height as the garage next door. Miss Hyde said that this did not represent overdevelopment. The Garden Room is for friends and cannot be used (by Duchy rules) as a residence. The Duchy has approved the plans, with letters to be sent from them to the applicant.

57. 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: 16/08146/FUL

Application for: Full Planning

Proposal: Proposed two-storey rear extension, garage and annexe

At: 2 Duchy Cottages, North Road, Mere. BA12 6HG

Time was given to the councillors to view the plans. The Chairman pointed out that the Town Council had received copies of 6 objection letters, 5 of which were online. One objection was read out to the council. Cllr. Mrs. Traves said that she did not think that extensions were supposed to exceed 50% of the original dwelling whereas this is nearer 70%. Cllr. Jeans said that the Duchy covenant is for the Duchy to enforce and the planning is for the council to consider. He said that loss of sunlight is usually handled by technical experts in the planning office but loss of view is not a loss of amenity. Cllr. Mrs. Symonds asked if the Town Council could request that this is put forward to a planning committee. Cllr. Philip Coward said it is hard to make a judgement on sunlight as this is usually handled by experts. Cllr. Hazzard said that as this was a large extension, the Town Council should ask that it goes to committee or for an officer to look at it. It has been our policy for annexes to be tied to the main building which this isn't. There was a discussion on whether the Town Council should ask for this planning application to go to committee with or without a Town Council view expressed. Cllr. Mrs. Symonds proposed that the Town Council should defer a decision until the next meeting but if that is not possible then Wiltshire Cllr. George Jeans should take it to committee. Cllr. Mrs. Traves seconded this proposal which was carried with a vote of 6 for, 1 against and 4 abstentions. Cllr. Jeans said that it is possible for Town

Council members to attend the planning committee meetings which are usually held on the 3rd Thursday of the month at 6.00 p.m. in Salisbury.

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