

Mere Town Council

TOWN CLERK - MRS. L. C. WOOD

Minutes of a meeting of the Town Council held on Monday, 6th February 2017 at 7.30 p.m. in The Grove Building, Church Street, Mere, BA12 6DS

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

Also: Q. Skinner, G. Mellery Pratt, W. Burden, J. Burden, C. Stephenson, P. Stephenson, P. Dethick, A. Dethick, C. Kantharia, J. Kantharia, V. Ransley, A. Sainthill, A. Sainthill, B. Wayman, J. Elvin, C. Walton, B. Hailes, R. Chaplin, J. Hyde, D. Ritter, R. Morris, Torrington, M. Leahy, A. Newbery, P. McManus, A. Hailes, M. Wilkinson, M. Liddicoat, S. Henderson, R. Castro, K. Griffiths, R. Branscombe, J. Simmonds, R. Andrews, P. Andrews, A. Furnidge-Owen, E. Furnidge, J. Elvin, P. Walton, A. Howell, B. Stone, S. Stone, I. Sheppard, P. Farrow, M. Johnson, R. Dennett, B. Hewitt, E. Henson, A. Henson, P. Baldock, C. Skinner, S. Parton, L. Sanger, P. Norris, I. East, B. East, L. Dixon, G. Bullivant, S. Bullivant, V. Norris, R. Flower, M. White, K. Stallard, H. Bell

Meeting convened at 7.30 p.m. 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. Kit Stallard said he would like to urge the Council to make a Neighbourhood Plan which will prevent us from having to have these kinds of meetings in the future. He said that 30 councils have applied to make Neighbourhood Plans in Wiltshire. The advantages are enormous because it gives communities a direct opportunity to shape the way they want their town to grow.

Mr. Quentin Skinner spoke in objection to the planning application 16/12217/OUT and said that whilst the application was for Outline Planning, one thing leads to another and there was no reason for this to be approved at all. Mr. Skinner said that the application had nothing to do with any need for this community but is just a speculative punt and that Richborough Estates had made £8m according to their latest published accounts. With 134 dwellings approved on the old brush factory site this proposal must be seen as unnecessary and contrary to Core Policy. There is a lack of infrastructure to support this application. I do not believe that proper public consultation has been given in the slightest. Please do not approve this application. Andy Furnidge-Owen from Hillside Close said that he echoed the thoughts of Mr. Skinner and urged the Town Council not to approve the application for the same reasons but also because there was a lack of infrastructure in place for a development of this size. He said that Mere was a small town or large village and needed to be developed organically and not in one large lump.

Mrs. Adrienne Howell said that she endorsed the sentiments of both previous speakers. She said that Mere had done its bit in taking new housing. A halt must be called to this creeping suburbia of Mere. We already have the proposed development on the Hill Brush site at Woodlands Road which will bring more cars, more demands on our water supply, more demand for school places, doctors and dentists etc. We have done our share and welcomed new residents. We have a good community.

George Mellery-Pratt said that he acted for the landowners of the site that runs in a westerly direction from the end of Church Street, south of Castle Street and includes a number of existing residential dwellings, open space and the largest brownfield site in the town, currently occupied by a number of plant growing greenhouses and other businesses. 'My clients also own the majority of the land over which the public footpath runs leading from the end of Church Street through to the B3092 Gillingham Road. I would like to draw to the Town Council's attention our objection to the Richborough Estates application for 130 dwellings on the land between my client's ownership, Castle Street and the B3092 Gillingham Road. The housing need in Mere is not disputed and the housing target is noted in the Mere Area Strategy, however in terms of a Town Planning approach to this site, there are a number of points relating to this site that seem to be abundantly clear. It is without question a greenfield site, therefore not making use of any available previously developed brownfield land. This, in turn, does not manage the pattern of growth out from the town in any logical order as the site is well divorced from the existing residential dwellings along the south of Castle Street and could ultimately create visual gaps between the existing houses and other development along Castle

Street, potentially leaving the town with a rather detached new development. We will be objecting formally to the planning case officer at Wiltshire Council tomorrow.'

Mr. John Elvin of 2 Hillside Close said that Mere needed organic slow development and pointed out that there are other brownfield sites in Mere. He said that the Beaumonts site would more than satisfy the need for low cost housing in Mere.

Mr. Hamish Bell, speaking for himself and on behalf of Mere Chamber of Trade said that there is a need for jobs for the youth of the area before more houses were built. He said that more businesses are needed in the area and that a development of this nature would only lead to more commuters.

Mr. Ian Sheppard of Mere Rivers Group pointed out that the streams in Mere had been dry for much of the year and that Burton Pond had been dry this month. He added that the water from Mere supplies Mere, Gillingham and the Stours. There are 2000 houses approved for development in Gillingham. The Rivers Group met with Wessex Water and the Environment Agency last week and they confirmed that they have no plans to link Mere & Gillingham with any other supply of water. These developments will only put more pressure on our water supply and this is the time to make provision for another supply.

Mrs. Mary White of Mill Lane said that this application for the development of land at Castle Street is unseemly, unwanted and unnecessary. She said that it was not a good plan and that there would be no future for the proposed houses as there is no infrastructure for the people who may live there. She said that she hoped it would not come about.

Mrs. Barbara Hewitt spoke regarding the planning applications for Woodlands Road and said that the developers wanted to use Edgebridge for their delivery lorries. She said that although the bridge had been reinforced, unfortunately the cottages have no foundations and those cottages are two to three hundred years old. The road is already cracking and these lorries will weigh over 30 – 40 tons and will cause disruption through the town. Mrs. Hewitt said that residents were sick of having to replace their rainwater guttering where it has been knocked down by lorries and said that she was worried that one of these vehicles would end up crashing into one of the cottages or hitting a pedestrian since there is no pavement or footpath around Edgebridge. She urged the Council not to allow lorries to use Edgebridge.

Mr. Trevor Mead of Boar Street reiterated that the two planning applications for Woodlands Road were proposing a change to the construction management plan which means that traffic will come through the centre of Mere. He said that this was a risk to pedestrians and added that anyone who has been outside the Post Office at 8 a.m. when all the children are waiting for the bus and crossing the road, will know why he was concerned. He said that although this change had been made to construction management plan there was no information on how many vehicles, the size of vehicles, the working hours etc. and so it was not possible to evaluate the risks to Mere. He asked how the Council could assess this and put in place measures to mitigate such risks. He said that the Town Council should demand to see calculations of the volume of traffic coming through the centre of town.

Miss Hyde of 2 Duchy Cottages spoke in support of planning application 17/00526/FUL. She pointed out that the Town Council had objected to the previous 2 applications that they had submitted. She wanted to make a couple of points clear and said that it was inaccurate to say that their application would cause a loss of sunlight. She said that the 45 degree rule does not apply because the elevation of the extension faces north. Miss Hyde also pointed out that she had sent a letter to councillors inviting them to her property to view the site and was disappointed that only two councillors had been. Another key point she wanted to raise is that she was in receipt of a letter from the Duchy of Cornwall stating that they had no objection to the application so obviously the Duchy of Cornwall did not agree that it would not be in keeping with the neighbouring properties or inappropriate for the character of the area.

Mr. Ian Sheppard said that he noted that the Town Council would be discussing the notion of moving the Doctors Surgery out of the Town Centre car park and pointed out that the Old Mere First School would be the ideal site for the Doctors Surgery.

Mrs. White said that Doctors Surgery needed expanding and was another very good reason why Mere should not have another 130 houses.

Mrs. Adrienne Howell added that the Old Mere First School is a disgrace to Mere and we know that the conditions of sale imposed by Wiltshire Council have not been met and so we should ask Wiltshire Council to take it back.

The Clerk informed those present that a Public Meeting would be held at 7.00 p.m. on Wednesday, 15th February at Shaftesbury School Hall on the consultation on the review of healthcare in Dorset which includes removing beds from Westminster Memorial Hospital in Shaftesbury. The Chairman urged those interested to attend this meeting.

Mrs. Lindsey Wood of 3 Duchy Cottages, North Road addressed the Council as follows: 'With reference to planning application 17/00526/FUL, I will be declaring an interest in this planning application and leaving the room whilst you discuss it, but I wish it to be known that, as the owners of the adjacent mid-terraced property, we will be objecting to this planning application due to the length, height and overall mass of the extension on the rear and the amount of overshadowing, loss of daylight and loss of sunlight this will cause to our property.'

Apologies for absence received from Cllrs. M. Cassidy, R. Hill, J. Jordan & E. Mitchell (The Chairman said that both Cllr. Jordan & Cllr. Mitchell were recovering from operations and the Council wished them both a speedy recovery).

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

- The Town Clerk, Mrs. Lindsey Wood, declared an interest in Planning Application 17/00526/FUL and said that she would leave the meeting whilst this matter was discussed.
- Cllr. Hazzard declared an interest in planning application 16/12217/OUT
- Cllr. Jeans declared a pecuniary interest in Minute No. 105a) Payments (recipient)

P. Coward

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.

99. Minutes – RESOLVED to approve Minutes of Town Council meeting held on Monday, 9th January 2017 on proposal made by Cllr. Mrs. Traves, seconded by Cllr. Mrs. Hurd and carried with a unanimous vote of those present on 9.1.17

100. Matters Arising

a) Update on insurance claim for loss of metered water at Public Toilets – The Clerk said 'In October/November last year, when we received a very high water bill for the public toilets, we became aware that we had suffered some kind of water leakage. After investigation, it transpired that this water leak was due to a damaged urinal control valve, which was allowing uncontrolled flow of water. We applied to Wessex Water for a leakage allowance but this was not approved as they said it was due to faulty equipment or pipework. I then contacted our insurance brokers who advised that we should submit an insurance claim. We submitted a claim and our maintenance contractor for the urinals submitted a statement stating that the loss of water was due to a damaged urinal control valve. Unfortunately, the insurance company will not provide cover as the damage was due to a faulty valve which broke up and this cause would be excluded from the policy. They will not cover damage as a result of wear & tear, inherent defect to any gradually operating cause. As part of our risk assessment strategy, we have now included all our water meters in a monthly reading check list. I don't know what else we could do to minimise this risk in the future. The maintenance contract man has suggested that we might have a 6-monthly visit contract instead of an annual visit contract but obviously this will incur more money.' Members agreed that there was nothing more that could be done.

b) Update on adoption of road at Downside Close – the Clerk reported that she had reminded Wiltshire Council that the Town Council had still not received any response to their emails and had received the response that 'every effort is being made to formally adopt Downside Close. The delay is due to dealing with part of the adoptive road which appears to be of unknown ownership and the Council's Legal Team is currently looking into this. I hope to write to you again at the earliest opportunity.'

101. Reports & Consultations

a) Neighbourhood Policing Report – The Clerk had distributed copies of the Mere Community Police Team News Report for February 2017. Cllr. Sims reported that there had been a crime committed in Maiden

Bradley (theft of heating oil). He also stressed that anyone reporting a crime must ring 101 and not report it via email.

b) Wiltshire Councillor's Report – Cllr. Jeans reported that Wiltshire Council had agreed a 5% increase in budget. He reported on the last SWW Area Board meeting and stated that after quite a long discussion, the Area Board had agreed to award £1000 for the toilets in the Church + associated street sign. He thanked the Chairman of the Town Council for attending the Area Board meeting.

102. 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)

Presentation by Richborough Estates (applicants) on planning application 16/12217/OUT

Mr. Darren Parker of RPS Planning & Development Ltd thanked the Town Council for the opportunity to speak this evening. He explained that his role, on behalf of Richborough Estates, is to act as planning consultant. They currently have 3 planning applications in Wiltshire – one in Chippenham, one in Trowbridge and this one in Mere. Mr. Parker explained that a Public Exhibition was held in Mere in October last year which was well attended. He wanted to use this opportunity to address some of the issues which had been raised tonight. Need – This is a side debate as there is no five-year Housing Land Supply as required by national planning policy and there is need for additional housing in South Wiltshire, at this current time there should be been 600 more houses built in South Wiltshire. We know that the site is not in the current development plan and that is all the more reason why we have to be more diligent to prove that it can be delivered technically. If there is an impact on the schools then we will have to pay for that. Advocating whether or not other sites mentioned (Beaumonts or Nurseries) should be sites for future employment or future housing is not within my remit. This site, off Castle Street, would generate an additional 290 people. We would adhere to the policy requirement of 30% affordable housing, the bulk of which would be rented accommodation. It is our remit to minimise the harm and maximise the benefit.

Cllr. Mrs. Symonds said she wanted to draw attention to the Wiltshire Council Briefing Note which says there is sufficient housing supplied & Cllr. Jeans pointed out that it had already been acknowledged that this site was outside the Housing Settlement Boundary. Mr. Parker said that the issue of housing land supply may be one that would need to be tested by a barrister. In terms of the Wessex Water supply, he said that they had been in discussions with Wessex Water outlining a way forward to work with them to enhance the water supply. Cllr. Parsons said that he thought this development would require a roundabout to be put into the Gillingham corner junction. Mr. Parker said that they had carried out transport modelling surveys and vehicle counts. Mrs. Hurd said that she was intrigued as to where all the jobs were going to come from to provide employment for the new residents.

Application Ref: 16/12217/OUT
Application for: Outline Planning
Proposal: Outline planning application for the construction of up to 130 dwellings including affordable housing, open space, landscaping, drainage features and associated infrastructure. All matters are reserved for subsequent approval except for access.
At: Land at Castle Street, Mere.

Cllr. P. Coward said that he was the previous owner of the Old Brush Factory site. However, he thought that this land at Gillingham corner was the wrong place for housing as it would extend the boundary of the town. Cllr. Parsons said that he had spoken to the county archaeologist today who had confirmed that there were some major errors in the archaeology report. Cllr. Hughes felt that if there was a shortage of 600 houses in South Wiltshire, why would we want to put such a large percentage in Mere alone. Cllr. Mrs. Traves felt that, if Mere had to have more housing development, then there were other sites within the town that were far more suitable, were within the Housing Settlement Boundary and were not greenfield sites.

Cllr. Mrs. Symonds said that 61% of that greenfield site is good agricultural land and she said that this was not the time to consider expanding the town to such an extent. The Chairman felt that this site was outside the Housing Settlement Boundary, it is also a greenfield site and there should be no need to build on greenfield sites unless it is absolutely necessary. He said that it was not absolutely necessary to impose another large development on Mere as it would struggle to cope. He felt that Mere was in need of affordable housing but did not see why we should have 100 houses that we do not want in order to have 30 houses that we do want. Cllr. Jeans said that as Wiltshire Councillor he tends to support the local Town or Parish Council and if the Town Council votes against this application then he will call it into committee. He therefore explained that he would abstain from voting because it was necessary for him to go to planning committee with an open mind. He did point out, however, that two of the major employers on the Quarryfields Industrial Estate (opposite the proposed development site) who had only recently heard about this planning application because they do not live in Mere, had raised concerns because it is well known that residential and industrial developments do not always mix well as there are often complaints about noise etc. Cllr. Mrs. Traves proposed that the Town Council object to this planning application on the grounds that it is a greenfield site, outside the Housing Settlement Boundary and that the housing requirements for Mere have been met. Proposal seconded by Cllr. Mrs. Symonds and approved with a majority vote (Cllr. Jeans and Cllr. Hazzard abstained from voting). Full consultation submission below:

1. The South Wiltshire Core Strategy allocated a requirement of 285 houses for the Mere Community Area with 235 of those being provided in Mere itself for the period up to 2026. In Wiltshire Council's latest Housing Land Supply Statement (updated 1.4.2016) it states that 122 of those houses had been completed in the period 2006-2016 and that there were developable commitments for a further 143 houses for the period 2016-2026 leaving an indicative requirement of 0 houses. The Town Council feels that there is therefore no justification to build on this greenfield site as Mere will have exceeded its housing requirement.
2. The proposed outline application is for the development of a greenfield site outside the Housing Settlement Boundary and within clear view of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. It is also within a very short distance of Historic England's Ancient Monument - Castle Hill – which is a local beauty spot known for its panoramic views over the Blackmore Vale. If justification for further housing commitments within Mere were to be proven, there are more suitable brownfield sites within the town that would be preferable for development and which would not broaden the housing envelope of the town.
3. As stated in the South Wiltshire Core Strategy 'access to services in the area is not of a high standard'. Indeed, since the South Wiltshire Core Strategy was published there have been further cuts to bus services and public transport in the area is now even more inadequate. The development of 134 houses is about to start on the Old Brush Factory site in Mere and this will inevitably put further pressure on services and infrastructure in and around the town. Furthermore, there has been no delivery on the 3 ha of employment land to the west of Mere and therefore the balanced needs of the community in terms of housing & employment, as identified within the South Wiltshire Core Strategy, are still not met. The potential delivery of another 130 houses will exacerbate this situation.

Application Ref: 16/12418/FUL
Application for: Full Planning
Proposal: Demolition of ground floor extension and erection of two storey extension
At: Convish Farm, West Knoyle, BA12 6AH
(this property is within the parish boundary of Mere)

RESOLVED to recommend approval of this application on proposal made by Cllr. Mrs. Traves, seconded by Cllr. Parsons and carried with a vote of 9 in favour. In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting.

Application Ref: 16/12436/FUL
Application for: Full Planning
Proposal: Erect new 2 bedroom chalet type dwelling and the formation of new access

At: Peacehaven, Pettridge Lane, Mere. BA12 6DG

RESOLVED to recommend refusal of the above application on the grounds that the proposal would constitute overdevelopment of a small site. The proposed dwelling being too large for the size of the plot. The Town Council felt that the scale and design of the proposed dwelling would over-dominate the surrounding dwellings and look out of character in the street scene. The Town Council suggested that the applicant should re-think the design and amend to a smaller less dominant alternative. Proposal made by Cllr. Mrs. Symonds, seconded by Cllr. Sims and carried with a vote of 10 for. In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting.

Application Ref: 17/00085/REM

Application for: Reserved Matters

Proposal: Application for approval of reserved matters following outline approval for planning application 14/06780/OUT (Appearance, landscape, layout and scale for 74 dwellings comprised within phase 2 of the approved development along with associated garaging, parking and infrastructure).

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

The Chairman confirmed that he had read through the planning documents at the weekend and was quite happy with the Reserved Matters which relate to Phase 2 of the development on the eastern part of the site. The Chairman said that the actual number of houses remained the same as had been detailed in the Outline Plans but that the layout, windows and designs had changed slightly. Access was approved as part of the Outline Planning Permission. The Clerk pointed out that she had received a query regarding the boundary trees and it was agreed that this should be mentioned.

Cllr. Jeans said that he didn't think there was a problem with the design and aesthetics. However, as the Town Council had heard tonight -there were a large number of concerns and complaints about the issue of construction traffic using local roads, specifically Pettridge Lane, Edgebridge and Shaftesbury Road. The Chairman pointed out that the Construction Management Plan was for information only and would not be the subject for determination by the planning authority and that this should be considered by the Town Council when they discuss the Variation Planning Application, next on the agenda. RESOLVED that the above application be recommended for approval on proposal made by The Chairman, seconded by Cllr. Mrs. Hurd and carried with a vote of 9 in favour. In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting. Cllr. P. Coward also abstained from voting.

Application Ref: 17/00047/VAR

Application for: Variation of Condition

Proposal: Variation of Condition 21 of 14/06780/OUT – to submit alternative plans to enable the substitution of alternative house type and site layout plans arising out of consequential changes from a thorough design review.

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

The Chairman confirmed that, again, the layout and style of some of the houses had been changed. Cllr. Jeans reiterated the complaints and concerns of local residents about the issue of construction traffic using local roads, specifically Pettridge Lane, Edgebridge and Shaftesbury Road. He pointed out that a group of residents in Pettridge Lane had suggested that the Town Council should demand to see the calculated volume, frequency, duration and working hours of traffic through the centre of the town in order to determine routes and that a voluntary group of residents be set up to assist the Council in reviewing proposed routes when the detailed plan is provided. This group could then further assist by monitoring compliance during the construction phase. The Chairman said that he wanted to clear up any misunderstanding and take this opportunity to say that Mere Town Council has never said that it only wanted construction traffic to access the site via Shaftesbury Road: the Town Council has stipulated, in the past, that we did not want construction traffic to travel along The Lynch or further along Woodlands Road. The Chairman pointed out that lorries of all sizes were entitled to use public roads and it would not be possible to attach planning conditions to control the size of lorries and that in these circumstances, the type of traffic generated is something that cannot be easily controlled. The Chairman also pointed out that the Town Council was not technically qualified to assess

technical data on traffic volumes, frequencies etc. in order to determine routes of access and that this would need to be left to Wiltshire Council, as the Highway Authority, to address. Cllr. Jeans said that surely there must be something we could do to work with the developers to try and address this and pointed out that his experience with C. G. Fry & Son, when carrying out the development at Walnut Road, was that they worked with him extremely well. The Chairman agreed that C. G. Fry & Son were very amenable developers to work alongside and were always keen to try and resolve problems with the community and he thought it would be worth asking them to re-examine the Construction Method Statement.

Cllr. Symonds proposed that the Town Council should support the above planning application but request that a calculation of the volume, frequency, duration and working hours of construction traffic through the town and down Pettridge Lane/Edgebridge is made in order to provide an assessment on the impact on local businesses, roads, bridges, pedestrians, properties etc. Wiltshire Council's technical officers will then be able to examine the assessment and determine whether or not it meets with their satisfaction, regulations and requirements. The Town Council also notes that C.G. Fry and Son propose to hold weekly and/or possibly daily informal meetings between the site management team and local residents in order to help in mitigating any problems. The Town Council welcomes this and would urge that this is initiated as soon as the development begins. Proposal seconded by the Chairman and carried with a vote of 8 for, 1 against and 2 abstentions. (Cllr. Parsons voted against the proposal, Cllr. P. Coward abstained from voting and Cllr. Jeans abstained from voting in order not to compromise his position as Wiltshire Councillor.)

Application Ref: 17/00006/FUL
Application for: Full Planning
Proposal: Join roof of garage to the side of house and create new window at the rear of the property.
At: Timbern Cottage, Shaftesbury Road, Mere. BA12 6BH

RESOLVED to recommend approval of the above application on proposal made by Cllr. R. Parsons, seconded by Cllr. P. Coward and carried with a majority vote. Cllr. Jeans abstained from voting in order not to compromise his position as Wiltshire Councillor.

Application Ref: 17/00526/FUL
Application for: Full Planning
Proposal: Two storey extension to rear and proposed garage
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. Mrs. Symonds recorded the meeting:

The Chairman informed members that the Town Council had discussed a planning application for this property at the October Council meeting and the December Council meeting. The last two planning applications have been refused because of the proposals for an annexe. The annexe has now been removed from the plans. There are no changes to the original extension or garage proposals. The Chairman stated 'In my view the garage is very large and will dominate its neighbour. Regarding the extension, both no 1 and number 3 Duchy cottages have already extended the ground floor with single storey extensions and a similar extension would be far more in keeping.' Cllr. Mrs. Traves agreed that a modified proposal would be preferred. The Chairman proposed that the Council should object to the planning application for the same reasons as before (excepting annexe) as the reasons had not changed. Cllr. Hazzard asked the Chairman to read out the reasons why the Town Council had objected to the previous application for clarification purposes. Proposal carried with a vote of 9 for and 2 abstentions. In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from discussion or voting. Members also agreed to ask Cllr. Jeans to call in this planning application to committee if he thought that the planning officer was likely to approve it.

RESOLVED that the Town Council object to the above planning application for the following 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 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:

b) To gauge opinion on the notion of moving Doctor's surgery out of town centre car park – The Chairman said that the Town Council was well aware that the Doctors Surgery was struggling for space in its current premises and had submitted a planning application last year to extend their current premises but this was subsequently withdrawn. The Chairman allowed Mr. Robert Mitchell of Richborough Estates to speak. Mr. Mitchell said that about 6 weeks ago, they had received communication from Medcentres regarding the possibility of the doctors relocating. There was an opportunity for them to have a new building and dedicated parking to the north-east of the proposed development site off Castle Street. Mr. Mitchell said that this would relieve some of the parking issues in the town centre and although it would eat into some of the public open space within the proposed development site, it would still be policy compliant. Cllr. Mrs. Traves said that she worked for the Mere Surgery for 23 years and there are a number of patients registered with the surgery who do not live in Mere and she did not think that moving the surgery out of the town centre was necessarily a bad thing. The Chairman wanted to clear up one point and said that before anyone starts saying that the Old Mere First School is the ideal site he wanted to point out that Wiltshire Council would not come forward with the money for compulsory purchase. Cllr. Mrs. Hurd said that she liked the idea of a second surgery in Mere. The Chairman also permitted Mr. George Mellery-Pratt to speak. Mr. Mellery Pratt said that the doctors had approached his clients about 5 months ago to enquire whether there may be space on their land for a doctor's surgery. He pointed out that they were in the process of creating plans for them this week. He said, out site is over 20 acres and there is space for a stand-alone doctor's surgery on a part of my client's site which adjoins the existing settlement boundary of the town. This area could therefore be easily accessible by bike and car and by foot along the existing pavement along Castle Street or the public footpath from Church Street. Cllr. Mrs. Symonds wanted to point that the when the Town Council had previously been in talks with the doctors, they had confirmed that expansion of the surgery would provide no additional doctors. Cllr. Sims suggested that the Council should appoint a surgery committee. Cllr. Hughes felt that the Council should be open minded and explore any different sites for a new surgery that may transpire.

103. Highways, Rivers, Footpaths, Traffic & Transport

a) Highway & footpath issues for Parish Steward & street lighting faults

- Huge pothole in Castle Street
- Pothole in Salisbury Street – outside Chalkes
- Large pothole on slip road off A303 at Zeals, coming into Mere.
- main electrical trench up to Brush Factory slightly subsided. (Cllr. Parsons said that this should be pointed out to the Highways Authority as the work was probably under warranty).

b) Notification of Order to temporarily close various minor roads between Mere and West Knoyle to enable Wiltshire Council to carry out carriageway reconstruction work, surface dressing, road markings and associated works. – The Clerk informed members that she had received copies of the Temporary Road Closures for Wet Lane and Pimperleaze Road (Part) and also for C304 Charnage/Barrow Street/Pimperleaze Road and also for Cunnage Lane– the orders to coming into operation on 28.2.17 until 6.3.17 and on 1.3.17 until 9.3.17 and on 1.3.17 until 9.3.17 respectively.

c) Application for proposed temporary closure of The Square for Mere Cancer Research UK Classic Car Event - Sunday, 30th April 2017 – Cllr. Sims confirmed that this event was being held in addition to the Cancer Research May Fayre. RESOLVED to approve the proposed temporary road closure on proposal made by Cllr. P. Coward, seconded by Cllr. Parsons and carried with a unanimous vote.

d) Quotations and layout plans for new markings in Salisbury Street Car Park – deferred.

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

105. Finance, Policy & Resources

a) Payments – RESOLVED to approve payments set out in payment schedules attached on proposal made by Cllr. P. Coward, seconded by Cllr. Mrs. Traves and carried with a majority vote. (Having declared a pecuniary interest in this item, Cllr. Jeans left the room whilst the matter was discussed and took no part in discussion or voting)

b) Interim Internal Audit – the Clerk confirmed that Mrs. Mary White had recently carried out the interim internal audit and had submitted the following report: ‘On 26th January I carried out an internal audit of the Town Council’s Financial Statements for the year ending 31st March 2017. I am of the opinion that proper accounting records have been maintained by the Council and that financial statements have been properly prepared. Once again for the purpose of this audit, the Town Clerk, Lindsey Wood, provided every assistance and everything necessary was to hand and in excellent order.’ Members noted this report and thanked Mrs. White for her assistance.

106. General Items & Consultations

a) Election timetable for Local Council Elections – the Clerk informed members that she had received information on the timetable for Parish elections.

b) Dorset CCG’s Consultation on proposals for changing the way local community and hospital-based services are organised – The Chairman said that he had attended a number of meetings regarding this consultation. It had now been agreed that Wiltshire residents and stakeholders could take part in the consultation and the Chairman wanted the Town Council’s approval to submit comments on behalf of the Town Council on the basis that the Town Council objected to the removal of beds from Shaftesbury Hospital. The Town Council was happy to delegate authority to the Chairman on this basis.

12. Forthcoming meetings/events

- Invitation to Cranborne Chase AONB Annual Forum 2016-17 – Thursday, 2nd March 2017, Sixpenny Handley Village Hall at 4.00 p.m.
- South West Wiltshire Community Area Transport Group Meeting (CATG), Nadder Centre, Tisbury – Wednesday, 8th February at 2.00 p.m. – Cllr. R. Sims confirmed that he would be attending this meeting.
- Mere Carnival AGM – RESOLVED to convene the Mere Carnival AGM on 6th March at 6.45 p.m.

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.

MERE PEACE MEMORIAL SPORTS AND RECREATION GROUND

Registered Charity No. 1093497

Charity Commission Annual Return 2016

The Clerk said that she had submitted the Annual Return 2016 to the Charity Commission showing Receipts of £10250 being a donation from Mere Town Council, and Payments of £10161.72 being payments to Wessex Water and to Mere Town Council for maintenance. The balance at 31.3.16 (which agrees with the bank statements) was £324.76

RESOLVED to approve Annual Return 2016 submitted to the Charity Commission on proposal made by Cllr. Norris, seconded by Cllr. P. Coward and carried with a unanimous vote.