

Mere Town Council

TOWN CLERK - MRS. L. C. WOOD

Minutes of an extra meeting of the Town Council held on Monday, 14th August 2017 at 7.30 p.m. in The Andy Young Pavilion, Springfield Road, Mere, BA12 6EW

Present: Councillors J. Jordan (Chairman), A. Colman, C. Hazzard, G. Ings, G. Jeans, A. Mead, B. Norris & Mrs. K. Symonds

Also: Mr. D. Ritter & Ms. J. Hyde & Mr. & Mrs. Sheldon

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. Philip Sheldon spoke in objection to the planning application 17/05893/FUL for a proposed garage in North Road. He said that he lived at No. 1 Duchy Cottages and that the site was next to his garden. He said that the proposed garage, which is 5m to the ridge and 3m to the eaves will cause a lot of overshadowing. He further stated that the two existing garages shared a common plinth and that the building of a new garage of this size would cause some effects on the plinth. Mr. Sheldon said that the application has now been refused 3 times because of its size and the applications have only reduced the size by adding hips to the roof. The plans, however, show that the garage is now creeping back towards his garden and that the construction work would undoubtedly cause some damage to his garden. Mr. Sheldon said that the existing garages are 2.3m and 2.4m high but this proposed garage was 5m high and he expressed his concern that there was a possibility that the garage could become a workshop at a later date.

Miss Hyde spoke in support of planning application 17/05893/FUL for a proposed garage in North Road. She said that she was the applicant and that Mr. Sheldon was over-exaggerating the impact. The proposed garage now had a hipped roof and the width had been reduced by 0.2m and the height had been reduced by 0.2m which would cause less of an impact and pointed out that at the point where the proposed garage overlapped Mr. Sheldon's property, there were no windows. She said that the current garages are set 0.5m away from the edge of the plinth and they were proposing that the new garage should be set back closer to the edge of the plinth. Miss Hyde explained that the plinth itself was already in very poor condition and that they were happy to work with Mr. Sheldon to alleviate concerns over damage to the plinth but pointed out that damage is actually a civil matter and not a planning concern. Miss Hyde said that the garages were a significant distance from Mr. Sheldon's property and that there were numerous garages of a similar size within walking distance of the site.

Cllr. Hazzard said that it was very nice to have had part of Castle Street resurfaced and very nice to have the Salisbury Street Car Park relined. He was concerned, however, about the number of vehicles that now parked on the other side of Salisbury Street, opposite Jeans Electrical shop and wondered if the Town Council could do anything to encourage them to park in the car park. Cllr. Jeans said that he had been informed that there was a particular reason for one of the cars that has been parking there but pointed out that he would not be against double-yellow lines being put on that side of the road. The Chairman said that this may be the subject for a future agenda item.

Apologies for absence received from Cllrs. P. Coward, R. Coward, Mrs. J. Hurd, R. Sims & Mrs. L. Traves.

45. 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.

- Cllr. C. Hazzard declared a personal interest in Planning Application 17/05593/FUL
- Cllr. Jeans declared a pecuniary interest in Minute No. 47a)

- The Clerk declared a personal interest in Planning Application 17/05893/FUL and said that she would leave the room whilst this matter was discussed.

46. 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 Number: 17/05593/FUL
 Application for: Full Planning
 Proposal: Proposed single storey lean to extension
 At: 1 Brimley Cottages, Castle Street, Mere. BA12 6JR

Cllr. Norris asked if this proposed extension would make any difference to the off-street parking spaces for the property and the Chairman replied that it would not because it was within a fenced part of that property. **RESOLVED** to recommend approval of the application on proposal made by Cllr. Mrs. Symonds, seconded by Cllr. Mead and carried with a vote of 5 for and 2 abstentions. (Cllr. Hazzard, having declared a personal interest in the application abstained from discussion or voting and in order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from voting).

Application Number: 17/05893/FUL
 Application for: Full Planning
 Proposal: 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 reported that a previous application for a garage on this site was the subject of a committee decision and was rejected by reason of its excessive scale and mass and the siting would have an overbearing impact on the amenities of neighbouring property No. 1 Duchy Cottages.

The Chairman pointed out that there was a letter from the applicant's agent, stating that there had been a reduction in scale and there was no intention to provide an electric feed to the garage.

The Chairman said that the question for councillors to consider is whether or not the amendments mean that the garage is no longer excessive in scale and mass. He pointed out that the amendments constitute a 4% reduction in both length and height.

Cllr. Hazzard said that he wishes he could support this application but the garage is still way too big. Cllr. Norris agreed and said that the size is still impacting on the neighbouring property and that the proposed garage was closer to the neighbour than to the applicant. Cllr. Ings agreed that the height is of the most concern and would set a precedent.

Cllr. Jeans said that the applicants had made an effort and reduced the mass by more than 4% with the roof hips.

Cllr. Hazzard proposed that the Town Council object to the above application on the grounds that the reduction in size is not sufficient to lessen the impact and that the proposed garage, by reason of its excessive scale and mass and siting would have a detrimental impact on the character and setting of the street scene and would have an overbearing impact on the amenities of neighbouring property No. 1 Duchy Cottages and was therefore considered contrary to the aims and objectives of CP57 of the Wiltshire Core Strategy and the aims and objectives of the National Planning Policy Framework.

Proposal seconded by Cllr. Norris and carried with a vote of 6 for and 2 abstentions.

Application Number: 17/06245/OUT

Application for: Outline Planning
Proposal: Outline application with all matters reserved for erection of a dwelling
At: Land adjacent Windyridge, North Road, Mere. BA12 6HQ

The Clerk read out the comments received from the neighbour living in the bungalow which stated that whilst she supported the principle of the application, she had reservations over the positioning and orientation of the building indicated on the plans accompanying the application. Her particular concerns are the siting of the building so deep into the plot from the road and the orientation of the courtyard facing her property rather than to the rear of the plot.

The Chairman pointed out that this was an outline planning application and therefore the Council were considering the principle of building a house on this site rather than the details of the house itself. The drawings were just indicative. He said that he had noted that the applicant states that advice from an arboricultural consultant will be needed on the retention or replacement of the field maple at the existing entrance to the site so he assumed that this tree may be causing some problem for access. Cllr. Mrs. Symonds said that it was a large plot. Although an indicative drawing only, it was pointed out that the elevation of the building shown would form the boundary between the two properties and members were not particularly happy about this, especially since foundations would extend beyond the elevation and into the neighbouring property. Members discussed the issue of adequate off-road parking but it was assumed that any detailed planning would show off-road parking for 2 cars for both properties in order to meet current standards.

Cllr. Jordan proposed that the application be recommended for approval with two particular comments:

- That the position of the proposed dwelling doesn't lie on the boundary line between two properties
- That the position of the proposed dwelling is such that it doesn't overlook either neighbour

Proposal seconded by Cllr. Mrs. Symonds and carried with a vote of 7 for and 1 abstention. (In order not to compromise his position as Wiltshire Councillor, Cllr. Jeans abstained from voting).

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

a) Request to erect wooden shed and polycarbonate greenhouse on allotment at Southbrook – The Clerk pointed out that she was normally delegated authority to deal with these requests but this allotment tenant had particularly requested that their polycarbonate greenhouse be sited in a different location to the normal shed line. Members agreed that they were happy to approve this and could understand the need to move the greenhouse away from the shed.

b) Issues relating to public toilets – The Clerk reported that there had been some recent persistent problems with the public toilets this summer. There had been another drain blockage and the urinals have stopped flushing. The urinal service company eventually came out but this took three weeks – it transpires that it was the battery pack that had failed on the auto-flushing sensor. This has now been replaced and all is working fine. However, the main problem is the blocked drains which seem to be a fairly regular occurrence. We have had to call out Nugent Plumbing 3 times in the last 5 months at about £150 a time. Mr. Nugent seems to think that there is some blockage between the manhole cover just outside the building and the manhole cover in the road. Wessex Water have said that they will put a camera down the drain to see if there is a blockage and then they will let us know who has responsibility for the problem. Cllr. Colman said that he had been working on the potential toilet refurbishment project.

47. Finance, Policy & Resources

***a) Payments – RESOLVED** to approve payments set out in payment schedules attached. Cllr. Jeans, having declared a pecuniary interest in this item, left the room and took no part in discussion or voting. Members also approved the purchase of a new battery at a cost of £260.62 for the Speed Indicator Device at White Road. Once he had returned to the room, Cllr. Jeans agreed to purchase this and provide the Clerk with receipt.

b) Renewal of service contract for Wallgate Hand Wash Units – The Clerk explained that Wallgate had submitted the renewal for the service contract but explained that this would take the Town Council up to

August 2018 when the lease for the Public Toilets expired at end of March 2017. It was agreed to ask Wallgate for a reduced term contract.

48. Forthcoming meetings/events

Wiltshire Council – invitation to attend a meeting to discuss the challenges that Wiltshire Council is facing and the impact these could have. (Salisbury meeting is on 5th September at 5.30 p.m. in Salisbury City Hall).

- Chairman & Cllr. Colman will attend this meeting.

Meeting closed at 20.27 p.m. (The Andy Young Pavilion Fire Alarm was tested.)

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.