

North Newnton Parish Council Extraordinary (Virtual) Meeting

Monday 22nd February 2021 at 7 p.m.

Minutes

Due to COVID-19 this was a virtual meeting. In accordance with the Local Government Act (LGA) 1972, Sch 12 paras 10 (2) (b) as amended by The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020 into force to allow local authorities to conduct meetings remotely.

Present: Chair of the meeting - Marcus Stoneham (MS), (Chair of the PC), Cllr Mac McLean (MM) (Vice-Chair), Cllr David Brisker (DB) (Vice -Chair), Cllr Olivia Campbell Slight (OCS) and Cllr Tom Ellen (TE). In attendance: Wiltshire Councillor Paul Oatway, Gillian Tatum Clerk and 8 Parishioners (including 1 representing Application 20/11500/FUL and 4 representing Application 21/00160/FUL)

The virtual meeting started at 7pm

- 1 **Absence apologies and Declaration of interests.** Apologies; None. Members are bound by the provisions of the Code of Conduct and are required to declare either personal or prejudicial interests; **Application Ref: 20/11500/FUL; Cllr OCS had written a letter of support contained within the application as neighbour relating to the management of her hedge to enable the new proposed visibility splays for the entrance & therefore declared a non-pecuniary interest.**
Application 21/00160/FUL; the Clerk on behalf of the Parish Council declared a pecuniary interest having funded the Architects fee's for the development of the Planning Application in Support of the Village Hall Trustees in their objective of a Village Hall for North Newnton Parish, the PC has also funded in the past insurance for the hall and other running /maintenance costs.
- 2 **Minutes of Parish Council Meeting 11th January 2021** The minutes were approved by all Councillors and signed by the Clerk on behalf of the Chair as a true record.
- 3 **Adjournment. Welcome to the Public.**
8 parishioners in virtual attendance.
The Chair gave the opportunity for each planning item to be heard separately and an opportunity for the applicant of each to speak for 3 minutes (in accordance with standing orders).
- 4 (1) **Planning Applications for Statutory Consideration**
Application Ref: 20/11500/FUL Application for Full Planning
Proposal:- Demolition of existing garage; swimming pool and enclosure; garden sheds, erect a replacement re-located garage with 'granny annex' over. Move one of the two accesses to the property to a safer location. Installation of a Water Treatment Plant to replace existing septic tank. Creation of a permeable parking area and driveway, new timber-framed window into the cottage
At: Embrook House, Hilcott, Pewsey, SN9 6LE
1 representation of no objection received via another parishioner.

The applicant spoke for 3 minutes; in summary he and his family have lived at Embrook house for 8 years and carrying our refurbishments and this is the last phase of what they would like to do. Different elements; new window for the house, make the front entrance much safer improving the visibility splays present, replacing a septic tank, demolishing swimming pool, garden sheds and existing garage to locate a new building which will be outside the conservation area. His house is not listed but he is conscious of the environment of Hilcott and wants the new building to look like a barn that is set back further from the road and hopes that the application speaks for itself in this regard. Questions followed from Cllr MM clarification on the distance from the road; approx. 45-50 metres from the road & use of the "Granny Annex" applicant confirmed for family use as ancillary accommodation and understood he would require new planning permission if to be used for Airbnb, confirmed no native trees affected only leylandii (already got permission to fell).

Discussion; Cllr MM concerned about the building mass, its location and its impact on the Conservation Area/AONB, as no defined settlement area for Hilcott and worried about the longer term use of the granny annex with its own access becoming a separate dwelling he also pointed out an inaccuracy within the application in so much as the proposed site plan clearly shows the busy elevation of the building to be on the North West side, but on the accompanying elevation drawings this elevation is described as being on the North East side. The north west side being more visible to users of the road. Cllr MM concerned about the building mass, its location and its impact on the Conservation Area/AONB, as no defined settlement area for Hilcott and worried about the longer term use of the granny annex with its own access becoming a separate dwelling he also pointed out an inaccuracy within the application in so much as the proposed site plan clearly shows the busy elevation of the building to be on the North West side, but on the accompanying elevation drawings this elevation is described as being on the North East side. The north west side being more visible to users of the road. Other Cllrs had no objections.

Resolution "No objection by majority vote" (1 objection, 1 abstention) however to note on the return to Wiltshire "The proposed site plan shows the elevation of the building (New driveway to a 3 bay garage with cars shown parked outside, entrance to "Granny Flat" and window to Kitchen area) to be on the NW side. BUT on the accompanying elevation drawings this elevation is described as being on the NE side".

Action: Clerk to inform Wiltshire Council

Clerk

4 (2) **Planning Applications for Statutory Consideration**

Application Ref: 21/00160/FUL Application for Full Planning

Proposal: - Replacement of existing building with building on similar footprint.

At: Village Hall, Hilcott, SN9 6LE. 2 Representations in support received via the applicant.

One of the Trustee applicants spoke for 3 minutes repeated in full; It is a year since the Village Hall project for a new build started and in spite of some setbacks and bumps on the road (not least COVID-19) we are now moving forward with this demolition and planning application. Thank you for your support so far.

Having looked back at the minutes of the last few PC meetings, views and concerns from Councillors seem to have focussed on sustainability and parking.

On sustainability, we are currently working on a SWOT analysis which will inform our Business Plan.

The Business Plan in addition to Strategy/Budget, Objectives and Marketing will encompass a proposed range of activities and events including Toddler Groups, Yoga,

Whist, Coffee Mornings, Quiz Nights, Youth Groups, Pop up shops, Business Hub and promotion of the hall to others as well as locals/parishioners. In the past, people have attended and supported the hall from other neighbouring parishes as well as from Pewsey, Andover and Marlborough.

On the parking issue, we are exploring avenues of possible amenities. It is also worth noting that the main property affected by parking (for many years) is Cassocks and the owner has written to the WC website supporting the new build plan with no mention of parking outside her property.

The Trustees have a moral responsibility to continue with our plans for the “Rebuilding Communities” programme (especially in the wake of COVID-19) to bring folk together again in what is the hub of the parish, and we would appreciate the ongoing support of the Parish Council.

This is in line with our Mission Statement on the Charity Commission website and also on the NNPC website:

A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF NORTH NEWNTON, IN HILCOTT, IN THE COUNTY OF WILTSHIRE WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS INCLUDING USE FOR MEETINGS, LECTURES AND CLASSES AND FOR OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS. Thank you.

It was acknowledged that NNPC had a pecuniary interest in this application, but would have a full discussion on the proposal and highlight this to Wiltshire Council with their reply and further instead of giving a statutory consultee decision (such as support or object) they would just give Advisory views of the PC.

Questions to the applicant and Architect ; Cllr TE asked due to the proximity of the adjoining property concrete has to be used for the replacement building, had the consideration of reducing the size of the building been made to enable brick, stone and or timber instead of concrete? Answer very narrow space and to meet building regulations to stop risk of flames to neighbouring property that material has to be concrete, the requirements for 2 toilets and to meet building requirements for the use as public amenity building reduces the options for the building materials. Cllr TE then asked if consideration had been made of a smaller Parish Space on the area rather than a Village Hall. Applicant had not considered a smaller building as wanted one fit for the 21st Century and not as the building before, wanted proper toilet facilities, storage facilities so the Hall could be fully used. All the Applicant representatives confirmed that a smaller facility would not be useful to the Parish. Cllr MS asked if the applicants thought the proposal was fit for the 21st Century as no parking available (loss of 3 spaces with the larger building proposed). Applicant referenced the past 2 surveys with Parishioners undertaken 7 people mentioned parking, that the Trustees were exploring other options for parking and emphasised again that the closest property in their letter to Wiltshire Council had not complained about parking. Cllr TE asked why there was no Heritage Impact Assessment accompanying the Planning Application as he thought that the proposal impacts the Conservation Area of Hilcott and apart from brief mention in the statement there is no discussion of the consequences of the building or mitigation proposals under 72 (1) Planning Conservation Act 1990 statutory duty of the LPA (Local Planning Authority) to preserve, conserve or enhance the character/appearance of the area and was concerned not given importance it warrants. The Architect informed the meeting that Wiltshire had not asked for this at registration stage and so he assumed it was not required. And further that the application was for the same footprint as the

existing building, broadly and same usage and would be no worse/neutral affect in the Conservation Area. Cllr TE had serious concerns on the design and proposal on the conservation area, agreed by Cllr DB who also commented that there are several villages close by with underutilised village halls, on larger plots with parking and that approach providing cost effective and ecological sound village halls which was not possible at the Hilcott site. Cllr DB had concerns over the planning application due to the lack of parking, health and safety impacts from traffic, and conservation impacts due to the design and materials proposed. Cllr OCS had reviewed the application in some detail and given it a lot of thought, she acknowledged that the existing building was no longer fit for purpose but still had major reservations about the design and lack of parking. She reminded the applicants that these issues had continually been raised by the PC since the inception for a new hall had been raised and these questions had still not really been sufficiently answered. She appreciated that the Trustees were still looking at parking but despite this known for a long time no solution had been forthcoming. Cllr MM said that the building there had had a long use as a village hall, it was on the C38 40MPH and that the CATG he sat on considered parked cars slowed down traffic and users on the road, he said functions in the past such as the quiz had operated without parking issues. He said the constraints of the site influenced the design with 14 sq metre are increase in size and a ridge height only 90cm higher than the existing would serve the purpose for a village hall and that it would be a smaller hall than the larger sites already in existence in Woodborough and Rushall. He commended the Trustees surveys to Parishioners and personally thought there was a lot of support for it. After individual Cllrs thoughts there was a lot of discussion on how to comment on the application, whether to comment on the demolition part only (to which Cllrs were in general agreement with that if the Trustees felt unsafe and necessary then the existing hall should be demolished) but it was then decided that as this was one application “replacement of existing building with building on similar footprint” then they should give advisory comments on the whole application and not separate out elements of it.

Again, after much discussion and consideration about the application a form of words were proposed by Cllr MS, seconded Cllr DB;

North Newnton Parish Council has “serious concerns on the design and impact of the proposals within a Conservation Area (and question whether there should have been required a Heritage Impact Assessment), concerns of the utilisation of the Hall due to the lack of parking and the longevity of the Hall without Parking, and the number of existing Village Halls within 1.5 miles of Hilcott which we believe to have superior space, are under utilised and have adequate parking. Is it therefore ecologically sound to create a new building?

Cllr MM was against this entire statement, 4 remaining Cllrs agreed the wording.

Clerk

Action: Clerk to inform Wiltshire Council

5 Future Parish council Meetings : 8th March 2021

The virtual meeting closed at 8.55 pm Gillian Tatum Clerk to NNPC Clerk@nnpc.org.uk
Tel 07979866387 28/02/2021