

DOWNTON PARISH COUNCIL

Minutes of the meeting of the New Housing Development Committee held on Tuesday 17th February 2015 at the Memorial Hall, The Borough, Downton at 7.00 pm.

Present: Cllr Mace (Acting Chairman) and Cllrs Cordell, Ford, Lacey, Quarmby, Sutcliffe and Yeates. Bev Cornish, Parish Clerk.

Fourteen members of the public were present.

NHD89/14: In the absence of Mr Clive Emerson, to elect a Chairman for the meeting: Cllr Ford proposed, Cllr Cordell seconded and it was agreed by the meeting that Cllr Mace be elected as Chairman for the meeting.

NHD90/14: Apologies: Cllr Hayward and Mr Clive Emerson and Mr Richard Fishlock.

NHD91/14: Minutes: Cllr Ford proposed, Cllr Sutcliffe seconded and it was agreed by the meeting that the minutes of the meeting held on 5th February 2015 be approved as a true record and signed by the Chairman.

NHD92/14: Declarations of Interest: None.

NHD93/14: To receive a report from Cllr Dave Mace on a meeting with the Headteacher and Chair of Governors to consider resolutions to the objections raised by the neighbours to Downton Primary School's planning application: Cllr Mace gave a detailed report of a two hour meeting held at the school at which he and the Clerk had represented the concerns of both the Parish Council and residents on the height of the new classroom and on the requirement of community use for the MUGA.

He said the Project Manager had agreed to make contact again with the representative for Sport England and the Wiltshire Council officer responsible for Open Spaces and since the meeting the Parish Council had been advised that both had come back saying that they still required the MUGA to have community access.

NHD94/14: To consider and agree to opening the meeting to allow: Cllr Sutcliffe proposed, Cllr Ford seconded and it was agreed by the meeting that the meeting should be opened to allow members of the public to speak.

- (i) a representative of the Governors of Downton Primary School to make a statement regarding its planning application:** Mr Jonathan Freer and Mr Andy Townsend read out a statement from the school and responded to questions from councillors and members of the public.
- (ii) any questions or statements to be received from residents of neighbouring properties to Downton Primary School:** Mr and Mrs Bryan Morris, Mr Rick Ladds, Mrs Lindsey Jojic, Mrs and Mrs Moody, Mrs Chris Parry and Mr John Mellin spoke in objection to the application in terms of the height of the classroom and the community use of the MUGA as well as the need for a representative of South Wiltshire Public Protection to consider the impact of the MUGA on neighbouring properties.

Mr Bryan Morris provided the Parish Council with copies of two planning applications for MUGAs with community access which had been refused by Local Authorities in other parts of the country on the grounds of their proximity to residential properties.

Mrs Moody raised her further concern about the proposed changes to the flood defence system.

NHD95/14: Public Question/Statement Time: 15 minutes to receive any other questions or statements from members of the public: Mrs Nikki Wilson spoke on behalf of the Downton Society stating that it would be objecting to the Primary School's planning application on the grounds that location and size of the MUGA did not meet Sport England's guidelines and there had been no public consultation on the MUGA.

NHD96/14: To consider and agree on the contents of a further and final response on the school's planning application being submitted to Wiltshire Council, prior to the consultation deadline, when taking account of the subsequent objections raised by the neighbours to the school under the following headings: Following a lengthy discussion Cllr Ford proposed, Cllr Quarmby seconded and it was unanimously approved by the meeting that the following comments be submitted:

(i) The MUGA

Whilst the Parish Council strongly supported in principle an extension to the Primary School and the provision of additional recreation space, it objected to the provision of community access to a MUGA as part of the Primary School's planning application on the following grounds:

- (a) Its proximity to the neighbouring listed properties in the Downton Conservation Area and the impact on the quality of life of those residents in all of the neighbouring properties.
- (b) The Primary School had confirmed that there was no resource at the school to manage the MUGA if it were to have community access.
- (c) There was no evidence to demonstrate the need for a MUGA with community access in the parish.
- (d) It also sought the views of Public Protection South Wiltshire on the installation of a MUGA with public access in this location.

To remove its objection, the Parish Council would require a planning condition which stated that the MUGA must be restricted to the use of the school and should not be floodlit.

(ii) The New Classroom Block

The Parish Council objected to the height of the new classroom block on the grounds of its impact on the neighbouring properties and listed buildings and its view from The Borough which was within the Downton Conservation Area.

To remove its objection, the Parish Council would require sight of revised plans showing that the height of the classroom block did not exceed the height of the ridgelines of existing buildings within the school.

(iii) The Bunny

Members agreed that it was down to the Consultant Drainage Engineer for Wiltshire Council and the Environment Agency to reach an acceptable solution.

(iv) The Swale

Members agreed to leave this to be resolved by the Consultant Drainage Engineer for Wiltshire Council and the Environment Agency.

(v) Trees

It was agreed that, as previously stated, the trees would be replaced by new trees along the line of the new fence.

(vi) Drainage

It was agreed that the Clerk should include a statement in the Parish Council's letter about the need for a planning condition for the surface water drainage at the cottages Aleppo and Kingfisher adjacent to the school, which currently drained into the Bunny water channel. This should state that the surface water would need to drain into the proposed new drainage system.

(vii) Parking and road safety

It was agreed that parking and road safety was not the purpose of the planning application but that the Parish Council should impress on the Primary School the importance of communicating to parents and students the need to walk on the pavements and of not parking irresponsibly.

(viii) Play Areas

It was agreed that no comment should be made as the use of its play areas was a matter for the school.

NHD97/14: To identify and agree on any further actions to be taken in response to the objections raised by other statutory consultees to the planning application in relation to the change of use of the land in the Memorial Gardens: Following a discussion, Cllr Mace proposed from the chair that representatives of Sport England, Wiltshire Council Open Spaces and South Wiltshire Public Protection be invited to visit the site.

NHD98/14: To approve the appointment of Cllrs Ford, Quarmby, Sutcliffe and Yeates as representatives of the Committee, in consultation with representatives of Downton Community Pre-School and the Downton Memorial Hall Committee, to direct the plans for the Memorial Hall Extension with Paul Stevens Architecture prior to the presentation of initial designs to the Committee and Parish Council: Proposed by Cllr Mace, seconded by Cllr Cordell and approved by the meeting.

NHD99/14: Next meeting: Thursday 19th March at 7.30 pm at Downton Library, High Street Downton.

With no other business, the meeting closed at 9.10 pm.