

DOWNTON PARISH COUNCIL

Minutes of the meeting of the New Housing Development Committee held on Tuesday 19th March 2015 at the Band Hall, Gravel Close, Downton at 7.30 pm.

Present: Cllr Mace (Chairman) and Cllrs Ford, Hayward, Lacey, Quarmby, Sutcliffe, Yeates and Mr Richard Fishlock (until 9.30 pm).

Unitary Cllr Julian Johnson and Mr Malcolm Dodds of Wiltshire Council and Bev Cornish, Parish Clerk.

Sixteen members of the public were present.

NHD100/14: To elect a Chairman for the meeting: Cllr Yeates proposed, Cllr Hayward seconded and it was agreed by the meeting that Cllr Mace be elected as Chairman for the meeting.

NHD101/14: Apologies: Cllrs Cordell.

NHD102/14: Minutes: Cllr Ford proposed, Cllr Sutcliffe seconded and it was agreed by the meeting that the minutes of the meeting held on 17th February 2015 be approved as a true record and signed by the Chairman.

NHD103/14: Public Question/Statement Time:

Mr John Foster, Bursar at the Trafalgar School advised members of the school's proposal to build a 100m by 63m MUGA within its grounds in the next 18 months. He said it would come with full community use and would provide parking, changing rooms and access to all the other facilities within the school. He also said that the school would shortly be applying for lottery funding.

Mrs Chris Parry thanked Mr Foster for attending the meeting and the information he had provided on the Trafalgar School's proposed MUGA. She also asked why there was a rush to push the primary school's planning application through when the houses had not yet been approved.

Mr Malcolm Dodds of Wiltshire Council gave a brief explanation of the aims of the Education Department to achieve acceptable development which will provide sufficient primary school places to accommodate the all children from the parish.

Several members of the public expressed concern about the community use of the MUGA and the 5-a-side football pitch shown on the plans. Mr Dodds said that the pitch would not be used for 5-a-side football but for netball.

Mr Bryan Morris quoted comments from a response by Wiltshire Public Protection to the application and its concern about the impact of the MUGA on neighbouring properties.

Following a comment from Cllr Quarmby regarding the definition of 'community use', Mr Dodds stated that any restriction on use should be down to what was deemed as 'reasonable' and would the holding of a holiday play scheme for the children of the village, for instance, be regarded as reasonable.

Following a question from the Chairman regarding the driver for the school's need to have community use, Mr Fishlock explained that it was the requirements of Sport England which were the driver.

Mr Morris made a further statement regarding the non-compliance of the MUGA with the majority of Sport England's requirements. He said the neighbours would accept the use of the MUGA between 8 am and 6 pm from Monday to Friday during the school term and on an occasional Saturday if required, as the school did currently. He asked that the school did not impose unreasonable hours of use on its neighbours.

Further discussion between Mr Dodds, councillors and members of the public took place regarding the height of the classroom block. Concern was expressed about the impact on the neighbouring listed buildings and the need for the school to abide by the rules with regard to the impact on buildings within and outside its curtilage. Mr Dodds reported that the Conservation Officer and English Heritage and raised no objection to the plans.

Mr Noble advised the Council of a letter he had received from the Charity Commission. He said he would provide the Clerk with a copy.

NHD103/14: Declarations of Interest: None.

NHD104/14: To receive a report from Cllr Dave Mace on a meeting with Wiltshire Council, the Headteacher and Vice-Chair of Governors regarding the Parish Council's submitted response to the Primary School's planning application: Cllr Mace gave a detailed report of a two hour meeting held at the school at which the Parish Council had been asked to reconsider its objection to the school's planning application. He said he had asked that the school produce a lettings policy for the MUGA on which they needed to consult with their neighbours prior to submitting it for consideration by the Parish Council.

NHD105/14: In relation to the height of the Classroom Block, to consider the additional elevations and plans requested of Wiltshire Council and to consider whether to make a recommendation to the Parish Council to rescind its previously submitted decision to object to the height and impact of the Block on the Downton Conservation Area and neighbouring listed buildings, recorded at Minute NHD96/14: Following a discussion, Mr Dodds agreed to provide the Parish Council with 'street scene' views from outside the Memorial Hall and from the gardens of the cottages neighbouring the primary school and an internal view of the two-storey classroom.

Cllr Sutcliffe proposed, Cllr Hayward seconded and it was agreed by the meeting that any decision be deferred until after the Parish Council had been provided with the street scene and internal classroom views.

NHD106/14: In relation to the provision of community access to the MUGA:

1. To consider whether to make any comments on the draft Lettings Policy submitted by Downton Primary School: Following a discussion, Cllr Ford proposed, Cllr Yeates seconded and it was agreed by the meeting that no comment could be made on the lettings policy as it did not reflect the discussion held by the school with its neighbours.

- 2 To consider the rationale for the requirement of community access provided by Wiltshire Council and to consider whether to make a recommendation to the Parish Council to rescind its previously submitted decision to object to community access, recorded at Minute NHD96/14:** Cllr Quarmby proposed, Cllr Hayward seconded and it was agreed by the meeting that the Committee should make a recommendation to the Parish Council to not rescind its decision. It was also agreed that the Clerk should write to Wiltshire Council challenging the requirement for any community access beyond school children on the grounds of the MUGA's proximity to residential dwellings and its failure to meet Sport England's other key current requirements in size, surfacing and location.
- 3 To consider a request from Wiltshire Council that any community access agreement to the MUGA is dealt with solely by a planning condition rather than being enshrined in the lease for the land:** Cllr Yeates proposed, Cllr Sutcliffe seconded and it was agreed by the meeting that any community access agreement should be enshrined in the lease for the land.

NHD107/14: To consider the draft Downton Neighbourhood Plan and to make a recommendation to the Parish Council on any comments/changes to be submitted to the Neighbourhood Plan Steering Group: Members discussed the submitted comments on the plan prior to Cllr Mace proposing, Cllr Quarmby seconding and agreement from the meeting that a recommendation be made to the Parish Council to accept the list of comments to be submitted to the Neighbourhood Plan Steering Group.

NHD108/14: To consider the Wiltshire Council consultation on the Wiltshire Housing Site Allocations Development Plan Document - Identification of Potential Housing Sites and to make a recommendation to the Parish Council on its response to the following questions contained therein: Following a briefing from Cllr Ford on his forthcoming meeting with an officer from Spatial Planning, he proposed, Cllr Hayward seconded and it was agreed by the meeting that a recommendation be made to the Parish Council that Cllr Ford and Mrs Nikki Wilson should work with the Clerk to submit a response by the deadline of 31st March.

NHD109/14: To consider a letter from Mr Shane Verrion, Tree Officer at Wiltshire Council, enclosing a formal notice of the Tree Preservation Orders made on the 21 yew trees on the boundary with the school, 2 silver birch trees and one Yew Tree in the Memorial Gardens and to make a recommendation to the Parish Council on its response: Cllr Sutcliffe proposed, Cllr Yeates seconded and it was agreed by the meeting that a recommendation be made to the Parish Council that the Parish Council should object to the Orders.

NHD110/14: To receive a brief report from Cllr Sutcliffe on the progress of the plans for the Memorial Hall extension: Cllr Sutcliffe advised that Cllrs Ford, Yeates and he would be shown the plans at the end of March with a view to the finalised plans being on display at the Annual Parish Meeting on 13th April.

NHD111/14: Next meeting: Thursday 21st May 2015 at 7 pm at the Memorial Hall, The Borough, Downton.

With no other business, the meeting closed at 10.30 pm.