

DOWNTON PARISH COUNCIL

Minutes of the meeting of the New Housing Development Committee held on Tuesday 1st September 2015 at the Memorial Hall, The Borough, Downton at 7.30 pm.

Present: Cllr Quarmby (Chairman) and Cllrs Cordell, Ford, Hayward, Lacey, Mace, Sutcliffe and Yeates.

Mrs Alison Small, Mrs Nikki Wilson and Bev Cornish, Parish Clerk.

Six members of the public were present.

NHD26/15: Apologies: Mr Fishlock.

NHD27/15: Minutes: Cllr Mace proposed, Cllr Sutcliffe seconded and it was agreed by the meeting that the minutes of the meeting held on 17th August 2015 be approved as a true record and signed by the Chairman.

Cllr Quarmby welcomed Mrs Small to the Committee.

NHD28/15: Public Question/Statement Time:

Mrs Jenny Saxby made reference to her letter which was to be considered by the Committee at item 5 on the Agenda and:

1. Stated her objection to the leasing of the additional piece of land adjacent to the boundary wall of her property. She asked that if the Parish Council did not approve the inclusion of that additional piece of land, that the plans be altered showing the previous boundary lines before they were submitted to the Southern Area Planning Committee;
2. Requested that the terms and conditions for the use of the extended playground be ratified as being from 8 am to 6 pm in term time only and that it be used for the participation of its pupils only which would avoid the possibility of any adult 5-a-side football matches being played on it; and
3. On behalf of her neighbours, in particular, requested that appropriate noise mitigation in the form of fencing be erected to counter the noise generated by the proposed maximum of 315 pupils.

Mr Rick Ladds stated that he objected to the two storey classroom and its Rodeca cladding and that if anyone else had proposed putting such cladding on their planning application in the Conservation Area, it would have been thrown out by officers months ago. He also said that he would like the Parish Council to address all of the issues with the school's planning application through the lease.

Mr Jeremy Parsons asked that there be a clause in the lease which dealt with the reversion of the land back to the Parish Council at the end of its term.

Mrs Christine Parry thanked Cllr Sutcliffe for copies of the plans for the Memorial Hall. She said that she was concerned by the proposed removal of the yew tree beside the Parish Room which was an excellent specimen and had been there for hundreds of years.

NHD29/15: Declarations of Interest: None.

NHD30/15: To consider a letter from Mrs Jenny Saxby regarding the recent request by the Governing Body of Downton Primary School to the Parish Council to change its planning application in relation the northern and north-eastern boundaries of the proposed land in the Memorial Gardens: Cllr Quarmby proposed from the chair that the letter be considered in the round with the next item on the Agenda.

NHD31/15: To reconsider the revised plans for planning application:

- **14/11642/DP3 - Downton Primary School, Gravel Close, Downton - Change of use to the Memorial Hall Gardens to include a new playground with new community use Multiple Use Games Area. 10 metre bridge structure to be formed over existing flood defence unit. Proposed 2 storey classroom extension and extension to main hall:**

Following a discussion, Cllr Mace proposed, Cllr Sutcliffe seconded and it was agreed by the meeting that the Clerk submit the Parish Council's response as follows:

Revised Plans: It has no objection to the revised plans for the extended playground except for the additional land on the north-eastern boundary adjacent to Mrs Jenny Saxby's property. The tarmaced bridge from the existing rear gate of the school onto the Memorial Gardens across The Bunny would remain within the ownership of the Parish Council.

At this current time, the Parish Council would ensure that the lease reflected the boundaries as shown and agreed at the public consultation in 2013. These would remain until such time as Wiltshire Council Education had demonstrated through technical evidence that the upstream solution to enable the piping of The Bunny water channel was not achievable. The Parish Council and Primary School jointly acknowledged that this is the optimal solution and the Parish Council considered that this opportunity should not be lost.

Rodeca Cladding: The Parish Council expressed concern regarding the potentially inappropriate Rodeca cladding on the south elevation of the two storey classroom block, which would be able to be seen from The Borough and Downton Conservation Area. It supported the concerns raised by the Conservation Officer and requested that the determination of its appropriateness be addressed by a planning condition so that materials are agreed prior to installation and any subsequent changes are covered by a variation.

Landscaping Scheme: As owners of the Memorial Gardens, the Parish Council requested that the landscaping scheme for the Memorial Gardens be addressed by a planning condition so that members could give it consideration and approval before being implemented.

Acoustic Barriers: In response to the recommendations made in the Noise Report commissioned by Wiltshire Council Education, the Parish Council requested that a further planning condition be placed on the decision notice which would ensure that appropriate acoustic barriers were placed on the School's boundaries and any internal fencing, as appropriate, to mitigate against any increased noise generated from the additional children and school activities.

In addition, in view of the clear flaws in the Noise Report with regard to its reference to the numbers and average height of the children, it also requested that the report be updated and validated by Wiltshire Council's Public Protection Department and any proposed acoustic barriers be given approval by officers prior to their installation.

The Clerk was also asked to request that Wiltshire Council Education provided the most accurate and up-to-date plans as possible ahead of the meeting of the Southern Area Planning Committee.

NHD32/15: To reconsider the Governing Body's request to:

- a. Extend the boundary line of the land to be leased to the Primary School to include a piece of land to the north east of the proposed MUGA in-line with the school's existing entrance to the Memorial Gardens; and:** Following a lengthy discussion and reference by Cllr Sutcliffe to an email and telephone conversation with Mr Richard Fishlock which stated that the school would not require the extension of the north eastern boundary adjacent to Mrs Jenny Saxby's property, it was confirmed that this land would remain within the ownership of the Parish Council.

- b. include an additional strip on the western side of the MUGA in order to better align with the edge of the MUGA which would be in exchange for a strip of land aligned with the northern edge of the MUGA; and:** Following another lengthy discussion, Cllr Quarmby proposed from the chair that representatives of the Committee meet with the Primary School and Project Manager on site to agree the northern boundary and that the Parish Council's response on this issue be delayed until after that meeting.

NHD33/15: To reconsider the proposed terms of the Lease for the land in the Memorial Gardens as set out in Minute NHD 71/14 of the Minutes dated 7th January 2015 and to agree on any changes and/or additions and make recommendations to the Parish Council: Cllr Yeates proposed, Cllr Mace seconded and it was agreed by the meeting that Minute NHD71/14 be rescinded and that the following terms be included in the Lease:

1. The term is to be for 99 years;
2. The maintenance of the fence surrounding the leased land is to be the school's responsibility.
3. There must be an access for the Environment Agency to maintain the Bunny and pipes relating to the Flood Defence System.
4. Outside of school hours, Downton Primary School shall allow the use of its rear car park as an overflow car park for the parking of vehicles using the Memorial Hall.
5. A clause which states the times of use and that usage is for the school and its activities.
6. A clause which sets out the lands required condition when it reverts back to the Parish Council.

Following a suggestion from Cllr Quarmby, Cllr Cordell proposed, Cllr Sutcliffe seconded and it was agreed by the meeting that a small working group be formed to agree the terms of the lease which should comprise of Cllrs Quarmby, Hayward, Mace and Yeates.

NHD34/15: To consider a request from the Neighbourhood Plan Steering Group to approve the final version of the Downton Neighbourhood Plan and to make recommendations to the Parish Council: Mrs Nikki Wilson gave a detailed briefing on the Plan and subsequent papers she had circulated to members. Following a discussion, Cllr Hayward proposed, Cllr Ford seconded and it was agreed by the meeting that a recommendation be made to the Parish Council that the Neighbourhood Plan should be approved.

Cllr Quarmby congratulated the Neighbourhood Plan team on doing a cracking job.

NHD35/15: To receive a report from Cllr Sutcliffe on the responses to the planning application for the Memorial Hall extension and to agree on any further actions to be taken: Cllr Sutcliffe reported that the planning officer had advised that the Flood Risk Assessment provided for the Memorial Hall had been insufficient for the Environment Agency. He said the architects would be addressing the issues raised. He also said that there had been two responses to the planning application, one objection from a resident and the other being a supportive letter from the Downton Society.

NHD36/15: To note an offer of a contribution towards community infrastructure from Mr Rob Hewlett, applicant for the proposed development at Scotts House, Salisbury Road, Downton: In accordance with a stated policy in the Downton Neighbourhood Plan, Cllr Quarmby proposed from the chair that the Committee note the offered contribution.

NHD37/15: Next meeting: Monday 14th September at 6.30 pm at the Band Hall, Gravel Close, Downton.

With no other business, the meeting closed at 9.05 pm.