

## DOWNTON PARISH COUNCIL

### **Minutes of the meeting of the New Housing Development Committee held on Monday 14<sup>th</sup> September 2015 at the Band Hall, Gravel, Downton at 6.30 pm.**

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

Mrs Nikki Wilson, Mr Richard Fishlock and Bev Cornish, Parish Clerk.

Five members of the public were present.

**NHD38/15: Apologies:** Cllr Cordell and Mrs Alison Small.

**NHD39/15: Minutes:** Cllr Ford proposed, Cllr Yeates seconded and it was agreed by the meeting that the minutes of the meeting held on 1<sup>st</sup> September 2015 be approved as a true record and signed by the Chairman.

**NHD40/15: Public Question/Statement Time:**

Concerns were expressed by Mr Rick Ladds and Mrs Jenny Saxby that the decisions of the Strategic Planning Committee could overrule the views of the Environment Agency. Mr Ladds also expressed his frustration at the comments submitted by the Conservation Officer in relation to the classroom block.

Mrs Nikki Wilson advised that Wiltshire Council had required that some wording in the Neighbourhood Plan be strengthened. She said that two additional pages of wording had been added but there had been no fundamental changes to the policies and proposals.

Mr Tony Allen, as agent to the applicant of planning application 15/08510/OUT, gave a brief summary of the application and the changes made since the submission of the previous application.

**NHD41/15: Declarations of Interest:** None.

**NHD42/15: To receive a report from Cllr Quarmby on a site meeting with representatives from the Primary School to determine the northern boundary of the extended playground and to agree the response to be sent to Wiltshire Council:** Cllr Quarmby gave a brief summary of a recent meeting to agree the boundary lines in the area of land to be leased in the north west corner of the site with which both the school and those who attended the meeting from the Committee were now happy.

Cllr Yeates said that the leasing of the land was subject to the piping of The Bunny and that was to be pursued before the lease was finally signed.

**NHD43/15: To consider the following planning application and make recommendations to the Parish Council in terms of its response:**

**15/08510/OUT Scotts House, Salisbury Road, Downton - Outline Planning Application for residential development with all matters reserved except for means of access (17 dwellings).**

A lengthy discussion ensued on the application with Cllr Quarmby proposing from the chair that the meeting be opened briefly to allow Mr Allen to respond to questions from members of the Committee. Cllr Hayward proposed, Cllr Mace seconded and it was agreed by the meeting that the following recommendations be made to the Parish Council with regard to its response to be submitted to Wiltshire Council:

- 1 The concerns regarding the drainage and sewerage infrastructure and measures to overcome them, which were stated in the Parish Council's response to the Charles Church application, should be reiterated for this application.
- 2 The Scotts House application's approval should be subject to the approval of the Primary School's planning application for an extension to the Primary School and the Parish Council's planning application for an extension to the Downton Memorial Hall which will provide increased capacity for the Downton Community Pre-School.
- 3 Support for the reduction from two exits to one should be stated. However, the Clerk was asked to request that a requirement for a left turn only out of the site be imposed due to the proximity of the site to the roundabout. If this request was not given approval by Wiltshire Highways, the Parish Council was to request that it be provided with a reasoned and evidence based report from the Highways Engineer so that it can ensure that its concerns have not been ignored as well as to include the reasoning in the emerging Downton Neighbourhood Plan for future reference.
- 4 Downton Parish Council was supportive of Wiltshire Council's reasons for refusing the applicant's previous application for this site and asks that Wiltshire Council satisfies itself that this application is compliant with policy and that all previous grounds for refusal have been addressed and resolved.

Cllr Quarmby asked that Mr Allen's report on the guidance given to the applicant in relation to the requirement for affordable housing for Downton be investigated as there appeared to be a discrepancy between that and Wiltshire Council's Housing Needs Survey carried out in 2013.

**NHD44/15: Next meeting:** Thursday 26<sup>th</sup> November at 6.30 pm at the Band Hall, Gravel Close, Downton.

With no other business, the meeting closed at 7.26 pm.