

# DOWNTON PARISH COUNCIL



## **Minutes of an Extraordinary Meeting of the Parish Council held on Monday 5<sup>th</sup> September 2016 at the Band Hall, Gravel Close, Downton at 7.30 pm.**

**Present:** Cllr Mace (Chairman) and Cllrs Brentor, Chandler, Cordell, Dean, Dickinson, Ford, Hayward, Quarmby, Pearce, Saxby, Sutcliffe, Whitmarsh, Watts and Yeates.

**In attendance:** Mrs Bev Cornish, Parish Clerk.

**Also present:** Five members of the public.

### **Public Question Time:**

Mr Nigel Walker, speaking on behalf of the Downton Society, said the Society considered that the current design proposals from the Primary School were worse than the previous proposals. No response had been provided by the Conservation Officer and the School's Governing Body had not engaged with the proposals, so any delay in their approval was down to the school governors and not the Parish Council.

Mrs Nikki Wilson, speaking on behalf of Neighbourhood Plan Steering Group, advised that Wiltshire Council should have written a Decision Statement on the Downton Neighbourhood Plan by the end of August and this had not been done. She said that Cllr Brentor and she had pressed Wiltshire Council to provide the Statement and to confirm the retention of the 3 pages, primarily setting out the site allocations, which the Inspector had recommended be removed. The Group had done considerable work with the community on them and considered them important to be included. However, Wiltshire Council had asserted that no changes to the Inspector's recommendations could be made.

She said it may be that in order to get the Plan to Referendum and minimise the risk of yet more houses being approved beyond the current Core Strategy target of 190 as set out in the Plan, the 3 pages may need to be conceded. She also said that she would be able to provide another update at the next meeting.

Mr Bryan Morris requested clarification on the access to the side of the Memorial Hall and Memorial Gardens for next year's Cuckoo Fair and whether there could be an exceptional request for no work on the construction site to be carried out on Friday 28<sup>th</sup> and Saturday 29<sup>th</sup> April so that the village could prepare for Cuckoo Fair. He asked that confirmation on this be provided to him by early October so that the Committee could include it at an early stage in the planning process for 2017.

Mr Rick Ladds said he concurred with the comments made by Mr Nigel Walker. He said the designs should reflect the comments made by the Conservation Officer in the original application which stated that the block should be tile hung and brick with the brick matching the existing school.

Mrs Chris Parry raised concerns about the planning application for new signs at the White Horse which she said were more appropriate for a Weatherspoons pub in Southampton than a rural village and important listed building.

**98.16 To receive apologies from Councillors:** No apologies were received.

**99.16 To consider and resolve to approve the Minutes of the meeting held on 8<sup>th</sup> August 2016:** Downton Parish Council RESOLVED, with 4 abstentions from Cllrs Dean, Dickinson, Hayward and Quarmby, to approve the Minutes of the meeting held on 8<sup>th</sup> August 2016 as a true record and they were signed by the Chairman.

**100.16 Declarations of Interest:**

**a. To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers:**

Cllr Saxby declared a personal interest in Minute 106.16.

**b. To consider any Dispensation Requests received by the Parish Clerk and not previously considered:**

No dispensation requests were received.

**101.16 To resolve to refer any business raised by the public in public discussion, and any other matters or items of information from councillors, to the appropriate committee or to resolve to agree on any other action:**

Cllr Mace proposed from the Chair and it was RESOLVED that:

- The comments made on the Primary School's designs be taken into account when the item was considered by members.
- The planning application for the White Horse was to be considered by the Parish Council at its next meeting on 12<sup>th</sup> September.
- The comments made by Mrs Wilson on the Neighbourhood Plan be noted.
- The Access Agreement to include wording that no work on the construction site be carried out on Friday 28<sup>th</sup> and Saturday 29<sup>th</sup> April to enable access to the side of the Memorial Hall for the preparations for Cuckoo Fair 2017.

**102.16 Planning and Tree Works Applications:**

**16/07571/LBC &**

**16/07099/FUL Stable Cottage, Wick Lane, Downton - Proposed single storey extension:** Downton Parish Council RESOLVED to raise no objection but wished to leave the decision to the Conservation Officer.

**16/07391/TCA Wick Lodge, The Headlands, Downton - Two Macrocarpa**

**Conifers trees – fell:** Downton Parish Council RESOLVED to leave the decision to the Tree Officer as no plans were accessible online. However, the Parish Council had no objection to the removal of the trees as they were large and had been drastically pruned and were unsightly and their removal would improve the Conservation Area.

**103.16 To receive a short verbal report from Cllr Quarmby on the progress of the production of the Lease with Downton Primary School:** Cllr Quarmby gave a detailed report following receipt of the first draft of the Lease from the Parish Council's solicitors. He said the Clerk had gone back to the solicitors with comments, clarifications and minor amendments and the Lease contained the main terms as agreed by the New Housing Committee in consultation with the neighbours to the Primary School.

Cllr Quarmby reported further that the Parish Council eventually would need to approve three documents, the Lease, the Deed of Grant for the School Car Park and the Access Licence, for access at the side of the Memorial Hall for the construction of the playground, once all the documents had reached a point for consideration by all members.

**104.16 To consider and resolve to approve that delegated authority be given to the Working Group consisting of Cllrs Ford, Mace, Quarmby, Sutcliffe and Yeates to determine the detailed wording of the lease, and associated car parking agreement, ensuring compliance with the agreed terms of the Lease prior to the consideration and approval of the finalised drafts of these two documents by the Parish Council:**

Following an explanation from Cllr Quarmby, he proposed, Cllr Brentor seconded and it was RESOLVED that the Working Group of Cllrs Ford, Mace, Quarmby, Sutcliffe and Yeates be given delegated authority.

Following an offer from Cllr Brentor to assist in the public communication of the Lease being agreed, Cllr Quarmby said her offer was appreciated and would be taken up when the document was ready for publication.

**105.16 To consider a request from Mr Luke Martin, Project Manager for Downton Primary School's Extension, to approve an Access Licence over the land to the side of the Memorial Hall to assist in the construction of the Primary School's playground on the land to be leased:** Cllr Quarmby proposed, Cllr Brentor seconded and it was RESOLVED that the finalising of the Access Licence also be delegated to the Working Group.

**106.16 To consider the revised designs for Downton Primary School's extension and to resolve to agree on a response to be submitted to the Governing Body:**

Following a very lengthy discussion, Cllr Hayward proposed, Cllr Brentor seconded, with one vote against from Cllr Cordell and two abstentions from Cllrs Quarmby and Sutcliffe, Downton Parish Council RESOLVED to request that the Clerk send a letter to the Conservation Officer and a letter to the Primary School with the following response:

- Whilst it appreciated the work done to remove the Rodecca cladding, the Parish Council still objected to the revised plans for the southern elevation because they were not in keeping with the Conservation Area, particularly the large block of white render and the red relief, and appeared not to take any account of the Downton Village Design Statement.
- Members preferred the design of the northern elevation and were not clear as to why the design of the southern elevation could not replicate the northern elevation, which was acceptable being of brick construction, unrendered, unpainted with red and being the same as adjacent building of the existing school. It would also provide a consistency in design, particularly as the southern elevation was the one which would be most visible from The Borough and Conservation Area.
- Members also wished to seek clarification on the reflective acoustic properties of the proposed glass for the connecting corridor to ensure that this did not cause any increase in noise from the playground to the residential properties on the northern boundary of the school.
- The letter to the Conservation Officer was to contain wording that the Parish Council was interested in being informed of her views on the new designs.

**107.16 Representative Reports:**

**Downton Allotments: To receive a short verbal report from Cllr Watts on the Extraordinary General Meeting held on 5<sup>th</sup> September 2017 and to resolve to agree on any actions to be taken:** Cllr Mace advised that the Allotments meeting was on 12<sup>th</sup> September and so a report would be received at that meeting.

**108.16 Date of next meeting:** Monday 12th September 2016 at 8.00 pm at the Band Hall, Gravel Close, Downton

With no further business, the meeting closed at 8.45 pm.