

DOWNTON PARISH COUNCIL

Minutes of the meeting of the New Housing Development Committee held on Monday 17th August 2015 at the Memorial Hall, The Borough, Downton at 6.15 pm.

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

Mrs Nikki Wilson and Bev Cornish, Parish Clerk.

Ten members of the public were present.

NHD18/15: To consider and approve the co-option to the Committee of Mrs Alison Small, Headteacher at Downton Primary School.: Cllr Sutcliffe proposed, Cllr Mace seconded and it was agreed by the meeting that Mrs Small be co-opted to the Committee.

NHD19/15: Apologies: Mr Fishlock and Mrs Small.

NHD20/15: Minutes: Cllr Mace proposed, Cllr Hayward seconded and it was agreed by the meeting that the minutes of the meeting held on 20th July 2015 be approved as a true record and signed by the Chairman.

NHD21/15: Public Question/Statement Time:

Mrs Jenny Saxby made two points:

- 1 She made reference to the minute of the meeting with Wiltshire Council held on 3rd July contained in the Parish Council minutes of 13th July which contradicted the Parish Council minutes of 26th May by stating that 'public access' would be allowed to the MUGA during the hours of 8 am to 6 pm. As it had been established that public access was no longer required, she asked that the Parish Council clarify what terms would be written into the lease for the land; and
- 2 She made reference to the requested change in the school's boundary and said that she vehemently objected to the boundary being extended to the end of her boundary as this would mean that the access by the Environment Agency to the Bunny would not be possible, a proposed 3 metre fence would be required to be attached to her wall and the noise from the school would then be closer to her property. She also queried the height of the fence to the 'interactive playground' which had previously been shown as 1.8 metres high but now appeared to be 3 metres high.

Cllr Quarmby said that the terms of the lease were yet to be agreed.

Mr Rick Ladds stated that he vehemently objected to the Rodeca cladding still shown on the plans which would be attached to the two storey classroom block. He said the classroom block consisted of a horrible-looking brick block and with the cladding it would look awful when viewed from The Borough and the Conservation Area.

Mr Bryan Morris asked whether discussions had been held with the Environment Agency about their future access to the Bunny once the school's plans had been built. He also asked whether there was a landscape plan for the Memorial Gardens once the trees had been removed. Mr Morris stated further that with the combination of extensions to both the school and the Memorial Hall and the proposed extension

to the double yellow lines from The Bull, the issue of parking would doubtless become much worse.

Cllr Quarmby said that it was likely that Wiltshire Council was already discussing options for access to the Bunny and this would be contained in the Environment Agency's response to the planning application. He also said that a landscape plan was something which the Parish Council would want to establish with Wiltshire Council and it was something which the Parish Council could ask to be included as a planning condition when the scheme was given approval.

Mr Jeremy Parsons spoke on behalf of the Downton Society. He asked if a planning condition could be placed on the application to enable the decision on the colour of the Rodeca cladding to the south elevation of the two storey classroom to be determined by a combination of the school, the Conservation Officer, the Committee and a representative of the Downton Society. He also asked that the word MUGA no longer be used by all parties. He asked further that any future changes to the approved plans during the construction of the development be notified to a small group of representatives of, say, the Parish Council, the Downton Society and the neighbours so that there could be no surprises about which nothing could be done.

Mrs Chris Parry commented that yet again there were no representatives from the Primary School present in contrast to the neighbours who had been present at every meeting. She asked that if the Committee did not wish to have a representative from the neighbours, it could have a representative from the Memorial Hall Committee.

NHD22/15: Declarations of Interest: None.

NHD23/15: To consider 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: Cllr Quarmby talked through the issues raised by the Parish Council's previous response to the Primary School's planning application, highlighting the changes made and the current unresolved issues. Following a very lengthy discussion, Cllr Mace proposed, Cllr Ford seconded and it was agreed by the meeting that the Parish Council should:

- 1 Acknowledge the lowering of the height of the classroom block and the removal of the requirement for public access to the extended playground.
- 2 Express concern regarding the potentially inappropriate Rodeca cladding on the south elevations of the two storey classroom block, which could be viewed from The Borough.

23.1/15 To consider 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**

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

As the plans and rationale for the changes were unclear, the Clerk was asked to request a large scaleable plan of the Memorial Gardens site and a meeting with a representative from the Primary School and the Project Manager. The purpose of the meeting was to clarify the boundaries and, in particular, the northern boundary, the height of the fences, the details of the reasons for the requested changes, the access to the Bunny by the Environment Agency and the proposed landscaping plan.

23.2/15 To make recommendations to the Parish Council.

Cllr Mace proposed, Cllr Ford seconded and it was agreed by the meeting that recommendations be made as follows:

- 1 The inclusion of the Rodeca cladding on the two storey classroom block shown on the South Elevation, and a highlighted concern of the Conservation Officer, should be conditioned so that materials are agreed and any subsequent changes are covered by a variation.
- 2 No objection should be raised to the revised plans for the extended playground but the Parish Council was to maintain through the lease the red lines drawn showing the boundaries as agreed at the public consultation. These would remain until Wiltshire Council had demonstrated through technical evidence that the upstream solution to enable the piping of The Bunny was not achievable. This was acknowledged to be the optimal solution for the Parish Council and the Primary School and the opportunity should not be lost.
- 3 In relation to the landscaping scheme for the Memorial Gardens, a planning condition should be placed on the decision notice that the scheme was to be agreed with the Parish Council.

NHD24/15: To consider a request from the Neighbourhood Plan Steering Group to ratify the site selection criteria, scoring system and the final version of the policies and proposals for the Downton Neighbourhood plan and to make recommendations to the Parish Council:

Mrs Nikki Wilson gave a detailed briefing on the rationale for the selection criteria and scoring system. Following a discussion, no objections or changes were requested and Cllr Yeates proposed, Cllr Hayward seconded and it was agreed by the meeting that a recommendation be made to the Parish Council that they be approved as sound. Cllr Quarmby confirmed that the final version of the policies and proposals would be considered at the next meeting.

Cllr Yeates proposed and it was agreed by all that Mrs Nikki Wilson and the working group be thanked for the tremendous amount of work and effort which had gone into producing the documents.

NHD25/15: Next meeting: Tuesday 1st September 2015 at 7.30 pm at the Memorial Hall, The Borough, Downton.

With no other business, the meeting closed at 7.50 pm.