



Minutes of the meeting of the New Housing Development Committee held on Monday 5th June 2017 at the Memorial Hall, The Borough, Downton at 7.30 pm.

Present: Cllr Quarmby (Chair) and Cllrs Brentor, Cordell, Sutcliffe, Yeates. Bev Cornish, Parish Clerk.

No members of the public were present.

Public Question Time:

No questions or statements were received.

01.17 To resolve to elect a Chair of the Committee for 2017/18: Cllr Sutcliffe proposed, Cllr Brentor seconded and it was RESOLVED that Cllr Quarmby be elected as Chair of the Committee for the 2017/18 civic year.

02.17 To receive apologies for absence: Apologies were received from Cllr Mace due to holiday commitments.

03.17 To consider whether to co-opt any person or persons whom members deem appropriate to the Committee: Following a brief discussion, Cllr Quarmby proposed from the Chair that no person be co-opted at the present time but Cllr Brentor agreed to ask Mrs Nikki Wilson whether she would be interested in being co-opted to the Committee again at an appropriate time.

04.17 To consider and resolve to approve the Minutes of the meeting held on Thursday 12th January 2017: Cllr Sutcliffe proposed, Cllr Brentor seconded and it was RESOLVED that the Minutes of the meeting held on Thursday 12th January 2017 be approved as a true record and signed by the Chair.

01.17 To consider and make any recommendations to the Parish Council for any revisions to the Terms of Reference of the Committee: Following a brief discussion on suggested changes, particularly with regard to taking a pro-active approach in looking at future development plans and housing allocations, Cllr Quarmby proposed, Cllr Cordell seconded and it was RESOLVED that the revised Terms of Reference be recommended for approval by the Parish Council.

05.17 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:**

No declarations were received.

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

The Clerk advised that no requests for a dispensation had been received.

06.17 To consider and resolve to make recommendations to the Parish Council in respect of its response to the Reserved Matters Planning Application for Scotts House, Salisbury Road, Downton - 17 Dwellings: This item was deferred to the next meeting as the plans had not yet been published or received by the Clerk.

07.17 To consider and resolve to agree on any actions and lessons learned from the recent Planning Inspectorate's Appeal Hearing and Report for Rivermead, Breamore Road, Downton: Following a discussion, all agreed that the Parish Council should be pleased with the outcome. However, it was noted that Wiltshire Council's performance at the Hearing had been very disappointing.

Cllr Quarmby proposed from the Chair and it was RESOLVED that the following key learning points for the Committee be noted for the future:

- a. Ensure that the Parish Council follows through on developer contributions at an early stage in getting legally backed commitments.
- b. Ensures good dialogue with Wiltshire Council on early years funding and housing numbers.
- c. Ensure technical evidence is secured to support the Parish Council's statements as Planning Inspectors require this.

08.17 To consider and make recommendations to the Parish Council with regard to its position on additional dwellings and for both infill and small developments in Downton beyond the 190 dwellings allocated by the Wiltshire Core Strategy up to 2026: Following a lengthy discussion and consideration of the Inspector's expectation at the Rivermead Appeal Hearing that there would be some flexibility on numbers but that an increase of 20% increase in the allocation was too great, Cllr Quarmby proposed, Cllr Brentor seconded and it was resolved that the following recommendations be made to the Parish Council:

The Parish Council should respond with a flexible approach to new housing planning applications and defend its 190 housing limit against further development but with the following criteria:

- a. New developments would be expected to be within the development boundary with exceptions being justified where the impact and location was supported by the community and the Council.
- b. There would need to be some social and community benefit such as a community contribution.
- c. There would be no impact on schools and minimal impact on traffic.
- d. Developments beyond 5 houses would not be supported.
- e. There would be a presumption against new housing in the Conservation Area.

09.17 To consider and resolve to recommend a response to the written request by the Downton Society to reinstate the Planning Committee with the delegated authority to consider planning applications on behalf of the Parish Council: Following consideration of a paper circulated by Cllr Brentor and a further discussion, Cllr Quarmby proposed from the Chair and it was RESOLVED that the following recommendations be made to the Parish Council:

- a. The current system was more efficient in terms of the number of meetings and the impact on the workload of the Clerk.

- b. The current system could be improved by having nominated councillors review planning applications and report with their recommendation and reasons at Council meetings. It was proposed that members of the New Housing Development Committee should undertake this role but that all councillors were still expected to review applications and make comments.
- c. A set of guideline responses and planning principles would be prepared to assist members in making sound, policy backed recommendations.

10.17 Next meeting: The next meeting will be held on Thursday 6th July 2017 at 6.00 pm at the Memorial Hall, The Borough, Downton.

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