

**MINUTES OF A SPECIAL MEETING OF
HILPERTON PARISH COUNCIL
HELD AT THE VILLAGE HALL, WHADDON LANE, HILPERTON
at 8.00 p.m. on Monday, 4th February, 2008**

There were 45 members of the public present

PRESENT:	Mr. E. Clark (in the Chair)	Mr. J. Willis
	Mrs. S. Sawyer	Ms. P. Turner
	Mr. R. House	Mrs. J. Waring
	Mrs. K. Hayes	Mr. T. Carbin
	Mr. K. Jackson	Mr. W. Jameson
	Mr. D. Tucker	Mr. B. Cullern
	Mr. V. Bielecki	

The Chairman welcomed everyone to the meeting. He informed members of the public present that the Parish Council was a statutory consultee and the decision on the planning applications under item 3. would be made by West Wiltshire District Council. He said that anyone wishing to speak on any planning application was welcome to do so but no speech could exceed three minutes. When the meeting then officially opened there would be no provision for public participation.

At the open session Mr. Weaver spoke on behalf of his planning application 08/00116/LBC and then eight members of the public spoke against planning applications 08/00012/FUL and 08/00013/CON relating to a proposed development at Church Farm.

The Chairman read out extracts from an e-mail he had received from Mr. Andrew Pike.

The Chairman declared the meeting open at 8.24 p.m.

1. APOLOGIES FOR ABSENCE

There were none.

2. DECLARATIONS OF PERSONAL/PREJUDICIAL INTEREST

Planning applications 08/00012/FUL and 08/00013/CON: Mr. Carbin, prejudicial.

Planning application 08/00116/LBC: Mr. House, personal, the applicant being known to him.

3. PLANNING MATTERS

Applications

08/00116/LBC: Mr. and Mrs. Weaver, Maxcroft House, 3 Maxcroft Lane

Subdivision of existing house to form two dwellings (minor amendments to approved)

The Clerk confirmed what the applicant had informed the meeting at the open session, i.e. that the amendments related to roof lights on the rear elevation of the annexe, not affecting the main house. Under the original approval, permission had been given for four large, elongated lights and the applicant now wished to install heritage-style roof lights which would be more in keeping with the property. These amendments had the approval of the planning officer dealing with the application and it was agreed that no objection would be made to this application.

08/00216/FUL: Mr. and Mrs. Robertson, 9 Princess Gardens

Erection of conservatory to rear of property

After a short discussion it was agreed that no objection would be made to this application.

Mr. Carbin left the meeting before discussion took place on the following applications.

08/00012/FUL and 08/00013/CON: Mr. R. Pike, Church Farm, Church Street

Residential development of 29 units including conversion of existing buildings, new build and associated works.

A discussion followed at the end of which it was agreed that, whilst accepting that these applications fell within Hilperton village policy limits, an objection should be made by the Parish Council on the following grounds:-

New Development in Conservation Areas

- 1) The proposed development would be contrary to WWDC policy C18a as it would not preserve or enhance the character or appearance of the conservation area.
- 2) The proposed development would be contrary to WWDC policy C18b as the plot layout, scale, form and detailed design were not characteristic of the area.
- 3) The proposed development would be contrary to WWDC policy C18d as open spaces and views into, out of and within the area, important to its character, would not be protected.
- 4) The proposed development would be contrary to WWDC policy C18e as materials and colours blending with their setting were not proposed to be used.

Design

5) The proposed development would be contrary to WWDC policy C31a which stated that new developments would be required to respect or enhance:

- * Townscape and landscape features and views
- * Existing patterns of movement, activity and permeability
- * The quality of architecture of surrounding buildings
- * Historic layout and spatial characteristics

The proposed development would also be contrary to the second part of WWDC policy C31a which stated that new development on prominent or sensitive sites would be required to:

- * Pay particular attention to proportion, composition, form, massing and scale
- * Utilise high quality materials, finishes and details
- * Integrate landscaping into the design as appropriate
- * Minimise the visual impact of roads, vehicles and parking areas

Nuisance

6) The proposed development would be contrary to WWDC policy C38 as it would detract from the amenities enjoyed by and would cause nuisance to neighbouring properties and uses.

Affordable Housing

7) The proposed development would be contrary to WWDC policy H2b which stated that where there was a demonstrable lack of affordable housing to meet local needs the intention would be to negotiate for the provision of an appropriate element of affordable housing on housing sites within defined Village Policy Limits.

The Chairman informed the meeting that the District Council could seek up to 50% affordable housing provision on sites within villages and a discussion took place on whether this percentage was suitable for this site. There was general agreement that Hilperton was not short of social housing provision and the planning authority should be informed that the Parish Council felt that up to 25% of affordable housing would be more appropriate in this instance. It was also agreed that this in turn might result in fewer houses being built.

Village Policy Limits

8) The proposed development would be contrary to WWDC policy H17, specifically a) the development would not be in keeping with the character, appearance and distinctive spatial form of the settlement and c) it would create inappropriate backland or tandem development.

New Housing Design

9) The proposed development would be contrary to WWDC policy H24d which stated that proposals for new housing development would be required to include elevation design which should avoid monotonous repetition and should incorporate details, materials and finishes complementing those characteristics of the locality.

Loss of Employment Floorspace

10) The proposed development would be contrary to WWDC policy E5(i) which stated that applications involving the loss of existing employment floorspace would only be permitted where there was an adequate supply and mix of genuinely available land and premises elsewhere in the locality for employment uses.

Farm Diversification

11) The proposed development would be contrary to WWDC policy E7 which stated that outside the western Wiltshire green belt, farm diversification proposals would only be permitted if a) the primary use of the holding remained agricultural and the new use did not detract from the agricultural operation; b) they did not create significant highway, flood risk or environmental problems; d) the proposals were compatible with neighbouring land uses and were not detrimental to residential amenities.

More specific concerns raised by members of the public were then discussed and it was agreed that additional objections to the proposal should be made on the following grounds:-

12) The highway situation: access to the site would be dangerous, given the proximity of the junction on the opposite side of the road and the blind bend on the right on leaving the site. Even with the proposed splays this would still create a hazard.

13) Parking situation: given the low level of parking allocation on the site, residents and visitors would need to look elsewhere to park their vehicles, either on the roadside or in other parts of the village, which would create a nuisance and a hazard. There was therefore inadequate on-site parking provision for a village centre development.

14) Public transport: given the fact that the Hilperton relief road was not yet built, the public transport (bus) services would be totally inadequate, especially for people living on the proposed development who wished to use public transport to and from their places of employment. The transportation survey, therefore, was flawed as there would be inadequate bus services for the development.

15) It was felt that there was significant over-development of the site and the wrong type of buildings proposed which were not consistent with the rest of the village. This in turn created many of the other problems associated with the site.

16) Any proposed affordable housing should be 'pepper-potted' around the site and not amassed into one particular area.

17) Hilperton Village Design Statement: the proposal did not comply with the VDS in that it would not be finished in a manner which complemented the visual character of the locality, where stone was the predominant material. Also, it would not be of a style and scale which was sympathetic to surrounding buildings.

18) The proposal had insufficient amenity land. It was noted that there was no public open space proposed and the Parish Council assumed that a sum of money would be made available for the Village Hall.

19) Flooding on and around the proposed site area was a very considerable problem and a photograph taken recently should be made available to the planning authority which illustrated this in detail.

20) It was felt that there was inadequate landscaping proposed for the development.

Decisions

07/03654/FUL: Mr. Ian Thomas, land adjoining 3 Ashton Rise
Erection of new dwelling adjacent to 3 Ashton Rise – application withdrawn

07//03812/FUL: Mr. Neil Hatch, 41 Horse Road
Formation of new conservatory at rear of property and stair access to existing attic room – permission with conditions

Planning Appeal Decision

Application 01/01971/OUT: J. J. Gallagher and Heron Land Developments Limited, land at Hackett Place, Paxcroft Mead. Appeal made against WWDC’s decision to refuse planning permission for residential development and associated roads – appeal allowed.

4. ANY OTHER BUSINESS

The Chairman informed the meeting that the next full Parish Council meeting would take place on Tuesday, 19th February. There would, however, be a public meeting the evening before, on Monday, 18th February, where discussion would be taking place on WWDC’s Core Strategy Issues and Options paper. This sought views on how to meet the environmental and development needs of local people within West Wiltshire in years to come and could have significant implications for Hilperton.

The meeting closed at 8.57 p.m.

Signed

Date