

**MINUTES OF A MEETING OF HILPERTON PARISH COUNCIL
HELD AT THE VILLAGE HALL, WHADDON LANE, HILPERTON,
at 7.30 pm on Tuesday, 16th February, 2016**

There were no members of the public present.

PRESENT	Mr. E. Clark (Chairman)	Mrs. S. Sawyer
	Ms. P. Fisher	Mr. D. Tucker
	Mr. W. Jameson	Mrs V. Packer
	Ms. P. Turner	Mr. R. House
	Mr. S. Uncles	

Also in attendance: PCSO Andrew McLoughlin

1. APOLOGIES FOR ABSENCE

Apologies were received from Mr. I. Greatwood, Mrs K. Hayes, Mr. K. Jackson and Mr. T. Carbin.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Planning application 16/00672/OUT: Mr. R. House, having given professional advice to the applicants.

3. MINUTES

The Minutes of the Parish Council meeting held on the 19th January, 2016, were approved and signed.

4. MATTERS ARISING

Minute 8 – Skate Park: The Clerk had sent the cheque for the planning application to Wiltshire Council.

Minute 8 – Hilperton Relief Road Noise Levels: The Clerk was waiting to hear from Wiltshire Council's public protection office.

Minute 8 – Tree Felling on Paxcroft Mead: The Clerk had sent a letter to Wiltshire Council and had received a reply setting out the reasons for the decision to fell a number of trees and mature shrubs on the estate.

Minute 8 – Victim Support: No information had yet been received on the number of people supported in the parish.

Minute 13a – Greenhill Gardens: The Clerk has ascertained that the verge was owned by Selwood Housing. She had contacted them, one of their surveyors had inspected the damage and they now intended to install 10 timber bollards on the grass at each entrance to Greenhill Gardens to stop the damage recurring.

Minute 13c – Flooding in Middle Lane: The Clerk had reported this to Pat Whyte who had passed it on to Paul Millard for investigation. The Clerk had since e-mailed Mr. Millard but had not as yet received a reply.

Minute 13d – Planings for Middle Lane: The Clerk had contacted Paul Millard and was waiting for him to get back to her.

5. ANNOUNCEMENTS FROM THE CHAIR

The Chairman said that at last there had been some progress on the parking restrictions and he would be able to report further at the March PC meeting.

6. WILTSHIRE COUNCILLOR

Mr. Clark said that Wiltshire Council's budget setting meeting would be held on the 23rd February.

7. POLICE

PCSO Andrew McLoughlin reported that the community policing team's current priority concerned missing and absent people. The team had recently welcomed its new Deputy Head, Sgt. Louis McCoy, who had joined them from the Chippenham area, bringing with him thirteen years of policing experience. Locally there had been four occurrences in the parish, including a stolen moped, a dog attack, anti-social behaviour, and attempted burglary, details of which are on file. There had also been a spate of unlicensed door-to-door pedlars trying to sell trashy goods. If anyone in the village had been called on in this way, they should ring 101.

8. ITEMS FOR REPORT AND DISCUSSION

Allotment Matters/Community Orchard

Mr. House said he was waiting for a quote from a tree surgeon regarding the overhanging branches, but as the tree in question was in the garden of a listed building, consent would be needed to cut any branches off. Mr. House said he would seek advice from Wiltshire Council's landscaping officer.

The Clerk said she could not yet apply for a grant from the Area Board for the additional trees in the orchard, as the Parish Council had already received a grant in this financial year. It was therefore agreed that an application should be made in May/June. Mr. Jameson said that Mrs House had applied to the Wiltshire Trust for hedging, etc., and seeds and wild flowers were now being sown.

Trowbridge Community Area Parish Councils' Liaison Group

In the absence of Mr. Greatwood there was nothing to report, but the Chairman said things had gone very quiet and it was unclear whether the group was still active.

Neighbourhood Plan

The Steering Group held a meeting on the 8th February, which was attended by Ms. Turner, who gave a short report. The Group had now split into sub-committees, each having certain defined areas to work on. The plan would be called the Hilperton and East Trowbridge Neighbourhood Plan, and the Chairman of the Steering Group had been tasked with contacting Staverton Parish Council to see if they would like to be included. Discussion took place on this and it was generally felt that extending the plan to include Staverton could be problematic as the area currently covered was in itself extensive and there was a limit to the amount the Parish Council could expend on the Plan.

Community Governance Review

The Clerk had written to the Paxcroft Mead Residents' Association setting out some of the advantages for residents remaining within the parish boundary. The Chairman said there would be a group meeting the following day when it was hoped that a timetable for progress could be agreed.

Hopper Hospital Bus Service

The Clerk had written to the Royal United Hospital Trust and the Wiltshire Clinical Commissioning Group asking them to provide appropriate funding in partnership with Wiltshire Council to ensure that the service continued. She had also received from Lance Allan a copy of a letter Trowbridge Town Council had written to town clerks in West Wiltshire, asking if their councils would be willing to consider the potential for being involved in supporting any alternative transport solutions. (The Hopper bus to the RUH serves the five former West Wiltshire towns and Corsham, and also provides some level of service to and from Chippenham and Devizes).

Speed Indicator Devices

The Chairman had attended the briefing session on the 8th February, which was not particularly helpful as the people running it had no idea of the costs involved, and did not know who would move the SIDS from area to area. The Chairman believed this area would go for a small SID but parish councils would need to know the costs per annum and the fee per usage.

Future Website Administration

In the absence of Mr. Greatwood, it was agreed that this should be discussed at the March meeting.

9. PLANNING MATTERS

Applications

16/00002/FUL: Mr. A. Stainer, 2a Horse Road

Removal of existing shed and erection of a detached single-storey garage.

It was agreed that no objection would be made to this application.

16/00380/FUL: Mr. G. Lewis, 9 Lacock Gardens

Conversion of existing loft, extension of rear roof with mansard, insertion of roof lights in front roof.

It was agreed that no objection would be made to this application.

16/00358/FUL: Miss A. Padfield, 29 Lacock Gardens

Replacement of existing 1.8m high wooden palisade fencing with new 3m high close-boarded acoustic fencing.

It was agreed that this application should be supported.

16/00513/TPO: Sovereign Housing, land behind 5 Copper Beeches

T1 Beech – reduce 3-4 lower laterals by 2-3 metres. Prune back from rooflight

It was agreed that no objection would be made to this proposal as long as the works met with the planning case officer's approval.

16/00447/FUL: Mr. D. Alderidge, 21 Marshmead

Proposed two storey detached dwelling adjacent to 21 Marshmead

It was agreed that no objection would be made to this application.

16/00842/FUL: Mr. and Mrs S. Honeyball, 2 Pound Close

Extension to existing ground floor reception room

It was agreed that no objection would be made to this application

Mr. House left the meeting during consideration of the following application.

16/00672/OUT: Land west of Elizabeth Way (land SW of Hilperton Marsh), Trowbridge

Proposed development comprising 210 new homes with access from the newly constructed relief road, new open space and associated infrastructure (outline application relating to access).

It was agreed that the Parish Council should strongly object to this planning applications for the following reasons (which would be expanded upon should the application proceed to being considered by Wiltshire Council (WC) planning committee).

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan (DP) unless material considerations indicate otherwise. In this case the adopted Wiltshire Core Strategy (WCS) forms the DP for this site but a Neighbourhood Plan is currently under development.

This site is not allocated for housing in the WCS and lies outside the development boundaries of both Hilperton (which is the application parish) and Trowbridge (the neighbouring parish to the west of the application site). The proposal is therefore in conflict with the DP Core Policy 2.

The Parish Council is led to believe that WC cannot currently demonstrate the required five years+ land supply for the North and West Housing Market Area, due to serious problems in the Chippenham area. The council finds this a lamentable position for the Local Planning Authority (LPA) to find itself in. We also note that the housing land supply figures are updated only annually and wonder why this is not

done on a more timely basis. Assuming that the land supply is below the required figure, this council would submit that the numerous adverse impacts of this application outweigh any possible benefits and so it is still possible for the LPA to refuse the application. Furthermore, by the time this application proceeded to appeal, the new April 2016 housing figures would be available, and this council calculates that a five year+ supply figure is very likely to have been achieved and thus any appeal would fail.

Whilst not an exhaustive list, the Parish Council wishes to draw the case officer's attention to the following main parts of the WCS which this application falls foul of.

CP1. Hilperton is classed as a large village and so development should be limited to that needed to help meet the housing needs of the village and to improve employment opportunities, services and facilities. This application fails to meet any of these criteria.

CP2. This site is outside the defined limits of development and these limits may only be altered by subsequent Site Allocations Development Plan Documents (SADPD) and neighbourhood plans. No SADPD has been prepared for this area, and the Neighbourhood Plan is still being prepared.

CP5.150 states that 'it is recognised that villages surrounding Trowbridge, particularly Hilperton, ... have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning.

The same policy states 'there is a requirement to provide a site for a secondary school to the south east of Trowbridge... This would help to address cross-town traffic which is currently a problem ...' No such school has yet been constructed and so, if this application is permitted, it would cause yet more cross-town school traffic, which is not sustainable.

This application is purely speculative and relies solely on the failure of WC to secure the required land supply. It is only right, therefore, that the final decision should rest with the Planning Inspectorate (where this would surely go if refused) rather than being decided by a LPA whose own WCS has found to be failing less than one year after its adoption.

This council reserves the right to add to or amend any of these comments at any time and this representation should not be regarded as a comprehensive rebuttal of the application.

In addition to this objection, it was agreed that the following comments should be made, should the application be given permission:-

- a) Building of any three-storey houses would be out of keeping with the area.
- b) The Parish Council would wish to see the full provision (30%) affordable housing requirement to be constructed on site (as set out in the WCS) with no financial set-off for off- site provision.
- c) The speed limit of Elizabeth Way should be lowered to 40mph.
- d) There should be adequate housing provision made for elderly members of the community.
- e) The Parish Council wishes to express its concern about further potential flooding in an area known to flood.

(Proposed by the Chairman, seconded by Mrs Packer, all in favour with no abstentions).

Decisions

15/10031/FUL: Edward Oatley and Son, Paxcroft Farm

Proposed replacement of redundant egg production building with new light industrial building comprising 4 units for B1, B2 and B8 use – approval given.

15/12112/TPO: Mr. Harrowin, 2 Foxglove Drive
T1 crown reduce Silver Birch by approximately 2.5m. T2 crown reduce purple leaved Plum by 1.5m – approval given.

15/11830/FUL: Mr. and Mrs J. Fowkes, 16 Dymott Square
Demolition of rear conservatory and erection of orangery – approval given.

15/10408/FUL: Mr. R. Hibbard, 115e Hilperton Road
Erection of conservatory – approval given.

15/11119/FUL: Mrs H. Hart, 221 Church Street
Creation of new vehicular access with dropped kerb (resubmission of 15/05477/FUL) – approval given.

10. CORRESPONDENCE

a) Letter of thanks from the PMRA for the Parish Council's support in deciding to earmark funding towards the capital cost of the skate park.

11. PUBLICATIONS

a) Paxcroft Mead Community Centre Management Committee – Minutes of a meeting held on the 6th January, 2016, and Agenda for a meeting on the 2nd February, 2016.

12. ACCOUNTS

Payments authorised:

Since the last meeting:

Hilperton Village Hall – Neighbourhood Plan meetings	£26.00
Wiltshire Council – Planning fee for skate park	£195.00

This meeting:

Clerk's Salary for February, 2016	£485.00)	
Clerk's Expenses	£122.44)	£607.44
Hilperton Presents – advertisement for pantomime, 2016 (Chairman's allowance)		£50.00

13. ANY OTHER BUSINESS/ITEMS FOR FUTURE AGENDAS

There were none.

14. ITEMS FOR PARISH NEWS/LOCAL PRESS

a) The Parish Council's response to the planning application at land west of Elizabeth Way.

15. DATE OF NEXT MEETING: Tuesday, 15th March, 2016, with a probable planning committee meeting before that date.

The meeting ended at 8.53 p.m.

Signed Date

