

MINUTES OF THE CALNE WITHOUT PARISH COUNCIL

LANSDOWNE HALL, DERRY HILL

MONDAY 7 DECEMBER 2015

1 COUNCILLOR ATTENDANCE

Present (P): Apologies Received (A): Did Not Attend (X)

Richard Ayles	P	Sue Baker	P	Colin Bell	P
Nigel Cole	P	Jim Cook	P	Christine Crisp	P
Richard French	P	Rob Hislop	P	Ed Jones (Chair)	P
Lord Lansdowne	A	Matt Maddicks	P	Kate Morley	P
Charlie Oram	P	Barry Satchell	P	Brian Vines	P

2 PUBLIC SPEAKING

There was no public speaking other than for those who had requested to speak the planning applications.

PUBLIC CORRESPONDENCE RECEIVED

Ms A Cleverly	Concerns 15/10457/OUT
Mr P Lawson	Speaking request 7/12 meeting 15/10457/OUT
Ms J Robbins	Speaking request Mr A Purvey 7/12 meeting 15/10457/OUT
Mr I Rees	Speaking request 7/12 meeting 15/10457/OUT
Ms J Barkley-Smith	Objection 15/10457/OUT
Mr J Wyatt	Objection 15/10457/OUT
Mr D Massey	Objection 15/10457/OUT

3 DECLARATIONS OF INTEREST

Councillor Jones, Hislop and Cole as tenants of Bowood identified that they had no prejudicial interest in the planning applications to be discussed.
All Councillors identified themselves and their parish wards.

4 CHAIRMAN ANNOUNCEMENTS

There were no announcements.

5 PREVIOUS MEETING

Minutes of meeting 2nd November 2015 were agreed unanimously.

6 ACTIONS BROUGHT FORWARD

Actions from the previous meeting were reviewed; the following positions noted:

Studley Hill	Repairs with Highways
Litter Picking , East Ward	Cancelled
Signage Clearing Mile Elm	Complete
Tree Pruning Lansdowne Crescent	Complete
Hedge Cutting 21 Sandy Lane	Complete
War Memorial Gardener Derry Hill	Still under discussion
Church Road Sinking Derry Hill	Repairs with Highways
George Drain Sandy Lane	Complete
CIL/Section106	Update with Councillors
Speed Signage Process	Councillor Jones confirmed issue should be raised by the Sun Edison Project with Wiltshire Council. It was agreed unanimously to request further information on Calne Council proposal to run for parishes rather than similar offer

Bridleway Calstone Diversion part
CALW89/89
15/10250/WCM, Abberd Lane
15/10219/WCM, Sand Pit Road
Settlement/Parish Boundaries
Marden Farm Allotments
Councillor Middle Ward

proposed by Chippenham Council.
Response Calne Council, Jones
Response Chippenham Council, Clerk
Decision with ROW

Council response sent
Discuss under Planning
Council response sent
Council response sent
Discuss under agenda item

7 ACCOUNTS

Monthly Balance and Expenditure Statement, Agreed Unanimously

Councillor Jones proposed Precept for 2015-16 should remain at Clerk
£8000, Seconded Councillor Satchell, Agreed Unanimously. Advise
Wiltshire Council.

8 SUN EDISON PROJECT SUB GROUP

Councillor Morley provided a status update, as there had been no
meeting since the last Council update.
Dairy School had received charitable status and would be
contacting us further.
Speed signage in progress with Wiltshire Council.
Possible wild flower beds in the parish being identified.
Councillor Maddicks advised continued working with Derry Hill
Scout Hut Group, whose submission will be with us soon.

The Dairy School: Donation approved, payment waiting
charitable status confirmation.

Calne Tennis Club: Donation approved, payment waiting invoice
receipt.

9 CALNE COMMUNITY NEIGHBOURHOOD PLAN

No queries raised with the progress report sent to Councillors

10 LOWER COMPTON LIASON COMMITTEE (HILLS GROUP)

There had been no meetings since the last report.

11 COUNCILLOR MIDDLE WARD

No further progress, item taken forward

12 PLANNING

15/10682/FUL Marden Farm
Proposed Development of 56 Residential Dwellings
Marden Farm Rookery Park Calne Wiltshire SN110LH

Mr A Satchell spoke against the application.
Councillor Morley detailed her objections to the proposed application.

Planning Policy

In line with the recently adopted Core Strategy, Wiltshire Council are not
considering allocating more sites in Calne and the Calne Area because there
is a positive supply situation with ten years of the plan period remaining. Any
additional sites should now come through the community led neighbourhood
planning process especially those outside the settlement boundary. This will
not only identify the best sites but also the kind of housing that is needed.

Change of Use

Permission for the development of this part of the site was given for a
dementia care home – supposedly to meet a community need. The request

for change of land use should be part of the neighbourhood planning process.

Highways

All the highways concerns from the first development remain. The access road is dangerously placed on a corner and coming from the south, you cannot see what is happening on that corner until you are right on top of it as is proven on a daily basis with the construction vehicles. The developers have underestimated the vehicle movements. There are over 100 parking spaces on this site and they will generate far more movements than in the Transport Assessment. Also their vehicle tracking data is not correct. They state that only 5% will go south from Stockley Lane but anyone heading to the south of the county (Devizes, Melksham, Westbury, Salisbury) will use the surrounding network of lanes which are in a desperate condition.

Impact on Existing Houses

The scale and density of the development immediately behind the houses of The Knowle will cause an unacceptable impact on those properties. The slope on which the houses will be built means a significant loss of privacy. It also has a wider impact, as the houses are far more visible. There is very little proposed in the way of landscaping and screening. The layout of the care home proposals offered much more privacy to the residents of The Knowle. The Planning Inspector at the Appeal noted that the nearest care home building would be 20m from the rear boundaries of No 3 and 4 The Knowle and thus as a single storey building with a shallow roof and plenty of screening it wouldn't "harm the visual amenity of the residents". The impact of these houses is going to be very different as they are much closer and two storeys.

Lack of Consultation

Contrary to the information in their planning statement, Redrow have not conducted a valid consultation process. Their 'consultation' was minimal in scale relying on the good will of local residents to spread the word and was based on a different proposal to the one before us today. There was landscaping and a pond behind the Knowle in the original version. In the current plan the housing is very close and includes open parking for the affordable houses, which will be noisy and intrusive. We have not been able to get a satisfactory reason from Redrow as to why they have changed the plans.

Maintenance of Public Open Space / Drainage

Residents have expressed uncertainty in receiving adequate answers to questions on the maintenance of the public spaces, issues with drainage infrastructure and potential flooding issues and safety issues with the pond. Residents are concerned about who will be responsible for maintaining the ditch between the access track and The Knowle, as it will be vital to prevent flooding.

The Parish Council would receive a proportion of CIL monies, which Councillor Morley proposed should be allocated to improvements in the surrounding highway infrastructure. The Parish Council should be involved in all discussions relating to S106 contributions.

Councillor Crisp advised that if the first application was refused and was then granted at appeal but was tied into the dementia home.

If this application is refused then this will probably go to and be decided on appeal. This application has been called in.

Councillor Morley proposed Council should vote against the application on the grounds she had set out, seconded by Councillor Baker, Agreed Unanimously.

15/10457/OUT Land Former Blounts Court Nursery

The following speakers spoke against the application, Mr M Cleverly, Mr A Pervey, Mr I Rees.

The following speaker spoke for the application, Mr P Lawson (Turleys).

There was discussion by Councillors on the issues raised, namely not part of Neighbourhood Planning, housing supply and changing conditions, with clarification being sought on this as a brown/green site.

Councillor Crisp updated Council on current policy, on Derry Hill as the only large village and the options if Council refused the application and the effect that might have on the tie in to the crossing, approved in the first application.

Councillor Aylen proposed that Council should vote against the application, seconded by Councillor French on the basis of traffic requirements and housing supply. Voting, one abstention all others for the motion, carried by majority decision.

Detail on the wording to Wiltshire Council Planning to be agreed outside of meeting.

Submitted Response agreed by Councillors after the meeting

Calne Without Parish Council at their Council meeting on the 7th December 2015 fully discussed this application and decided by majority decision to support overall public opinion and not recommend approval.

The Wiltshire Core Strategy Core Policy 8 requires a total of 165 homes in the “rest of the Community Area” (ie apart from Calne Town) in the period to 2026. This figure has already been met by permissions granted and therefore there is no necessity to allocate further development sites during the plan period.”

There is no real community benefit.

The application is not sustainable, as further development will add to the pressure on the access and the ability for pedestrians and traffic to safely cross the A4, with no reasonable traffic regulation order in place for traffic to travel at a reasonable speed. (Core Policy 62)

The existing A4 crossing is already beyond capacity and dangerous. Further numbers will increase pressure on the safety and time for those wishing to cross or access the A4.

There has to be a strong case for a proper guarantee on road improvements to provide a decent means of vehicular access and pedestrian crossing. (Core Policy 61).

Other concerns include:

- The proposed site adjacent to a sawmill could put pressure on the sawmill to close with the loss of employment. (Core Policy 35)
- The change of use of the greenfield part of this site will cause loss of wildlife habitat. (Core Policy 50)
- Continuing problems nearby in Norley Lane with sewage pipe capacity, is already causing problems
- Narrow lanes in poor state of repair being the only other egress from Studley for those wishing to avoid queues and the dangerous exit onto A4

15/11230/OUT Land East of Oxford Road (Site B)

It was agreed unanimously not to send any response for this application, to let Calne Town Council respond, as the application was not in Calne Without.

15/11426/WCM 15/11427/CLE

Section 73 application for the removal of condition 3 of planning permission N/06/07018 for the permanent retention of the Lower Compton Materials Recycling Facility
Certificate Of Lawfulness For Existing Use of Site for Waste Management

Councillor Morley explained the applications and the large amount of work that was required to respond. Councillor Crisp suggested that Alan Hill might be able to assist with information. Response was required before the next meeting, it was agreed that East Ward councillors and Councillor Jones would prepare a response for consideration for councillors to agree by email.
Morley

Morley

15/10219/WCM, Amendment to landform profile, Sand Pit Road

Councillor Morley and Hislop explained that after visiting the site they had no problems with this application.

13. OTHER ITEMS RAISED BY COUNCILLORS

There were no other items raised by councillors.

14. FUTURE MEETING DATE

- 1 February
- 7 March

Meeting closed at 21.25