

ADOPTED

An extraordinary meeting of Holt Parish Council was held at the Village Hall on Wednesday 18th April 2018 at 7.30pm

Present: Cllr Becky Stevens, Cllr Andrew Pearce, Cllr Ian Bolden, Cllr Philip Game, Cllr Dee Rickard, Cllr Richard Goodman, Cllr Steve Siddall, Cllr Andrew Peplar, Cllr Marsha Nicholson, Cllr Bob Mizen. Clerk Neil Baker.

In Attendance: Mr Chris Beaver (Planning Consultant) and Mr Chris Miles (Highways Consultant) representing the Developer. County Cllr Trevor Carbin. Mr Nick Kirkham representing the Holt Glove Factory Studio.

In addition, 70 members of the local community attended the meeting

Apologies: Cllr Halma Hughes

Cllr Stevens opened the meeting and explained that the first part would be OPEN and that this was an opportunity for members of Holt Community to ask questions. On completion the meeting would revert to a normal Parish Council Meeting, attendees could remain but only listen to the discussions. The Developer's representatives were then invited to outline the proposed plans for the Tannery Development. They commenced by stating that Tanning on the site had ceased in approximately 2009 and that the site had remained partially vacant. A previous developer had made a proposal but had then allowed his option on the site to lapse.

Proposed Plans: Using a slide display of the Draft site development plans 1046-001 and 1046-002 dated 9 November 2017 entitled Improvements to the Midlands Plan the Developer's representatives stated that the Planning application had been submitted to Wiltshire Council (WC) in March. They highlighted the proposed car park which would be used by those working on the site, the location of the buildings to be developed, the Chamois factory, the leather factory and the Boiler House. The site for residential housing where 44 properties and designated residential parking was highlighted as was all traffic and pedestrian routes. Other proposals including the creation of offset parking in a layby close to the junction of the B3107 and The Midlands, widening of footways, making improvements for visibility when crossing the B3107 close to the village shop but it was emphasised there would be an increase in traffic movements which includes large delivery lorries of building materials and equipment. One option being discussed/considered was extending the use of yellow lines in the Midlands, reshaping the access to the Midlands and providing a footway beside the access road. With pedestrian safety in mind the overall aim is to provide a continuous footway on one side of the Midlands. Continuous access to the Midlands is required by current residents and therefore traffic flow needs to be maintained and casual parking needs to be controlled. In discussions with the village shopkeeper the possibility of making parking time limited outside the shop to 20 minutes was mentioned. In conclusion of the presentation it was stated that 20000 square feet of useable commercial space would be added by this development. Nick Kirkham stated that current Glove Factory Studios businesses amounted to 50 companies employing approximately 150 people. The new development had potential to increase this by one and half times.

Cllr Stevens now opened the meeting to questions from the floor. The following questions were asked:

Q. Has anyone talked to the village hall concerning the Cut through from the Midlands to the hall as it is not currently a footpath.

A. It is recognised that this is used and the intention would be to improve what is already there. If the Village Hall Committee are unhappy they should comment direct to Wiltshire Council

Q. Will there be a point of contact (POC) throughout the development phase and how do we find out who it is. There is concern that the contractor's vehicles would be parked for extended periods thus causing difficulties for residents to access their property.

A. An agreed Construction Traffic Management Plan would be put in place and an undertaking from the main contractor to provide the Parish Council (PC) with POC details would be required. Details would be provided to the Parish Clerk and details posted on the PC website. However the main contractor has not yet been appointed.

Q. On transport are there any estimates on traffic flow

A. Using a recognised prediction database there is likely to be an increase in 2 way movement of 87 (40+ vehicles in and 40+ vehicles out) at the start of the day and over a 24 hour period 2 way movement of 650.

Q. What work has been done to consider the effect on drainage and flooding

A. Modelling work has been undertaken by an engineering company on behalf of the developer. Attenuation systems will be put in place to deal with any increase in demand from the development.

Q. The Glove factory has 2 storey buildings and there is a 3-storey building facing the site. There was concern that this would be out of character with the area.

A. In discussions with WC the 3 storey building will remain but all new build will be 2 storey.

Q. Will traffic be 2 way or 1 way during construction

A. The current proposal (for discussion) is that all lorries will enter the Midlands from the shop junction and go out station road end. Other traffic will remain 2 way.

Q. Are there any plans for limited access at the far end of the Midlands.

A. Visibility complies with appropriate standards.

Q. Is it possible to make access a 20mph zone

A. Maybe the PC can influence WC/Highways who have the power to reduce the speed limit. However the B3107 does not meet regulations for a reduced speed limit but the question can be asked at the S278 (part of the consultation/planning approval process) meeting.

Q. Can we get more yellow lines

A. As stated earlier this is a possibility and temporary orders can be made

Q. Can you clarify the plans for the car park by Lions Orchard

A. This is the site of the old canteen and spaces for 13 cars will be provided for JT Beavan. It will be locked after 6pm.

Q. Those of us in the Tannery have not been contacted regarding space, are there plans

A. Nick Kirkham confirmed that workshops will be held for owners to attend, but that is some way into the future.

Q. Will the chimney be kept? With all this traffic for 2 years is there someone coordinating this

A. Yes the chimney will be kept, Bankmen will be employed to control construction traffic. One way system for construction deliveries, no change to existing system for other vehicles.

Q. Where is the parking for the construction workers.

A. The possibility of using some parking for light vehicles at the back of the Glove Factory with access from Leigh Road is being considered.

Q. For Midlands entry and exit what are the improvements for traffic and pedestrians

A. WC are likely to insist that works on pavements must be completed before construction traffic commences

Q. If access is from Leigh Road will the lane be opened across the field and which direction will traffic come from.

A. Yes for the car park but not sure from which direction yet.

Q. Rather than a 1 way system why not close the road

A. There would be an issue of enforcement but this option has not been considered. We are currently awaiting a formal response from WC on the proposals in the application

Q. The existing road is dangerous with an already high volume of traffic opposite Lions Orchard.

A. Care and attention is needed, it will be contractors liability

Q. Is the garage going

A No its not part of the development

Q. With approximately £90K coming to the Parish Council, how would it be spent? And will it be given to the PC in one payment

A. Payment will be made to PC in instalments. As for how it would be spent that would be determined at the time.

Comment by attendee – I'm quite happy with the plan It's about time something is done, and one way wouldn't work

Q. What is the timeline from today going forward

A. If everything goes well it will be June/July 2018 before planning is granted, Section 106 process another 3-4 months until final planning granted Autumn 2018. Lead in time for detailed design and contractors being appointed Spring 2019, then Phase 1 a further 2 years followed by development of Boiler house then Leather factory. In total 4-5 years.

There being no further questions from the floor Cllr Stevens declared that only Councillors would now be able to ask questions of the Developers representatives and Nick Kirkham.

Q. Cllr Nicholson – Will the car parking off Leigh Road require a new application

A. The parking is a discussion point no application has been put forward.

Q. Cllr Game – Will there be Business/Enterprise Opportunities. How many spaces will there be.

A. The Chamois factory similar to the Glove factory namely 50 businesses 150 people the other 2 buildings pro rata but roughly 1 and a half times more

Q. Cllr Bolden – How much money is available

A. The Community Instruction Levy is about £380000 and the PC is entitled to 25% payable in instalments (approximately £95000) and how it is spent is in the gift of the PC. There is also a S106 payment by the developer for education provision which amounts to approximately £375000

Q. Cllr Stevens – As it is a mixed development how can we be re assured that the commercial will not eventually become residential

A. The S106 agreement will commit to providing the Chamois factory to letting until final occupation.

Q. Cllr Rickard – For existing users will market prices be used to establish renting costs or how will rental prices be set

A. It is the desk space that will be rented and refurbishment costs will be a factor, the leather factory may be at lesser rates.

There being no further questions from Councillors, Cllr Stevens declared the OPEN MEETING closed at 8.45pm. Cllr Stevens reminded the general public attendees that they may remain for the closed PC meeting but would not be able to ask further questions. The PC meeting opened:

Declarations of Interest and Dispensation: None

Cllr Siddall read a prepared statement which had been approved by the PC Planning Committee, as follows:

“The Neighbourhood Plan (NP) was largely written to direct this development. The NP is fully supported by the Council and by the village by way of the referendum. The NP is “made” and therefore a part of the Wiltshire Core Strategy. The Planning Committee therefore took the view that the NP should be the sole guide to our response. The NP is clear that the development of the Tannery is supported. We should therefore support this proposal. There are, however, elements of the proposal that diverge from the plan or matters of procedure that we felt deserved comment, these are:

The developer is obliged by WC to propose improvements to the junction B3107/The Midlands and the road between the junction and the site. The need for improvement is also stated in the NP. The works will be funded by the developer once finally agreed by WC Highways at the "section 278 meeting" after the planning is approved. We have met with the developers twice on this matter and two meetings have been facilitated between the Highways Consultant and Harry Rai at the shop. [Once again, this is about the safety and convenience of the many versus the possible inconvenience of the few.] The Highways Consultant has advised us that WC have told him that they will not allow any alterations that present an on-going maintenance load on them e.g. coloured road surface for the crossings and the bollards to prevent vehicles parking on the pavement. This is why we are pushing for representation at the s278 meeting. We are also asking for the improvements to be completed before the main construction begins.

WC has indicated that the proposed car parking on the site is above their normal scale. Experience with Glove Factory Studios indicates that the type of business proposed here requires greater than the normal parking scale. We therefore need to support the proposal. We also note that the change of use of the Canteen site to car parking is scheduled for phase 3. We believe that it needs to be completed earlier.

Whilst not part of the Plan, there is concern about the volume of heavy traffic that will be required during the construction phase. We have discussed this with the development team and they are aware of, and have plans for, minimising the impact. We have however requested involvement in the production of the Construction Transport Management Plan.

We have commented on Affordable Housing. The legal position is that the developer does not have to comply with policy in Wilts Core Strategy if they can show that the whole scheme would not be financially viable were they to supply affordable housing. The case is made to Wiltshire Council and they have to assess it and decide the outcome.”

Cllr Stevens invited any questions/comments.

Q. Can we ask for temporary parking restrictions at the access on the east side

A. We want to approve the traffic plan, all details are in an appendix to the planning application

Q. Do we need to have an opportunity to comment on anything now so there are pre conditions on the infrastructure

A. The draft comments will be put to the S278 meeting which we will attend and raise the issues then.

Comment – This is a “no brainer” and we should accept the proposal as it is a once in a lifetime opportunity to do something on the access and junctions

Q. The development of the older buildings, can we guarantee this after that having built the housing the money runs out

A Phase 1 is the building of residential property, development of the Chamois factory, and building the car park which is a big investment

Q What are the plans for the “Hestia” ladies

A All tenants are on short leases and they were aware of this when the lease commenced. The issue this evening expressed by the attendees related primarily to traffic, pedestrian safety and parking.

Q Is the money for education ring fenced

A Approximately £1/3 million will be available for all related educational needs and will be managed by WC. Councils have a legal obligation to provide school places.

In the light of the above, I propose:

That the Council accept the previously circulated draft response to the planning application as follows:

1. Holt’s Neighbourhood Plan (HNP), which is “made”, was written with a focus on the development of the Tannery site. We welcome and support this proposed development but take issue on details that could be resolved during the planning process or by appropriate conditioning of the approval.
2. Traffic is a major issue in Holt with over 10000 vehicles per day passing the junction of The Midlands and the B3107 in the centre of the village. There are 45000 visitors a year to the National Trust Courts Garden sited at this junction. The development will increase traffic at this junction where there are already serious road safety issues. Improvements to the B3107 through Holt are fundamental to the Holt Neighbourhood Plan. The application includes proposals for modification of this junction which we see as the barest minimum for the safety and wellbeing of village residents and visitors. We request that the Parish Council and their Wiltshire Councillor be represented at the s278 meeting as the modifications will be accepted or amended at that meeting. It should be made a condition that development does not commence until after the highway improvements have been completed.

3. Vehicle parking is a major issue in Holt. Past experience with the Glove Factory Studios shows that this type of commercial development needs greater parking provision than that allowed by Wiltshire Council's usual parking standards. We therefore support the proposal to provide 103 employment related spaces on the site. We also request that the "Canteen" site parking be delivered before the building work commences. The Midlands in this area is heavily congested now and this would provide parking for some of the need that is currently met by the parking area in the Tannery.
4. We request that a condition be applied that HPC will be consulted before the Construction Traffic Management Plan is approved.
5. We understand that affordable housing has not been included in the application at this stage due to affordability/viability. Ideally, a small number of affordable homes should be provided in the development. Should this not be possible, the village has an identified site already purchased by a housing association suitable for 12 houses. The last housing needs survey for Holt was conducted in March 2012. We would like to see any affordable provision backed up by current established local need in accordance with policy in the Neighbourhood Plan.

This was seconded by Cllr Bolden and carried unanimously

No further questions/comments were raised and **Cllr Siddall then proposed that the PC inform County Cllr Carbin that we do not require the proposal to be called in. Seconded by Cllr Mizen and carried unanimously.**

There being no further business the meeting closed at 9.15pm