

UNADOPTED

Minutes of Holt Parish Council (PC) held at Holt Village Hall on Thursday 27th September 2018.

Present: Cllr Becky Stevens in the Chair, Cllr Philip Game, Cllr Richard Goodman, Cllr Bob Mizen, Cllr Marsha Nicholson, Cllr Andrew Pearce (acting Clerk), Cllr Dee Rickard.

In Attendance: Cllr Trevor Carbin

Apologies: Cllr Steve Siddall, Mr Neil Baker (Clerk), PCSO Andrew McLachlan

1. Open Meeting.

Mr Alan Hendon, a prospective councillor, addressed the meeting and explained why he had put himself forward to fill one of the vacancies for councillors (see below).

Cllr Trevor Carbin reported that a letter of objection from a local resident concerning the new planning application in respect of the Tannery (18/06211/FUL) had been taken on board by the Planning Dept. He had called in the application re 392a Ham Green (18/08115/FUL) – see below.

He would press the Highways Dept to release the raw data from the recent Metrocounts undertaken in the village to the PC.

2. Declaration of interests: None.

3. Co-option of Councillor: The PC voted unanimously to co-opt Mr Alan Hendon to fill one of the vacant places on the PC, and having completed the necessary documentation, he joined the PC for the rest of the meeting

4. Minutes of the meeting held on 26th July 2018: These were unanimously approved.

5. Matters arising:

(i) Flooding issues – it was understood that our MP had an agreement to have a meeting with residents and Wessex Water but nothing definite had yet been heard. Cllr Mizen will write to enquire about process.

Wiltshire Council would not accept our concerns about flooding in the village direct, but had said that a representative of the PC would have to attend the Flood Operational Working Group to raise them. A possible attendee was suggested, and Cllr Mizen would pursue the matter.

(ii) Star Ground – there had been no response received to date to the PC's enquiry about any possible future sales of these houses.

Clerk to follow up.

(iii) Traffic count in the Glove Factory car park – no response to date from Nick Kirkham.

(iv) Section 106 monies received from Lions Orchard development – it was confirmed that the £5000 had been used in the children's playground.

6. Planning Committee Report.

Cllr Siddall had circulated a report on 18/08115/FUL 392a Ham Green – Demolition of conservatory and proposed two storey and single storey rear extensions. The Planning Committee have considered this application and have decided to recommend that the PC objects and that it be called in (see Open Meeting above).

This is a relatively modern large house fronting directly on to the Green. It was extended rearwards and a conservatory added in 2004. An application in 2016 to alter the frontage of the house and build a detached two car garage was refused on conservation grounds. The property is in the Conservation Area and close to many listed buildings.

Policy H18 of the West Wiltshire District Plan designates highly sensitive areas as "Areas of Minimum Change". This property is in such an area. H18 is saved under the Wiltshire Core Strategy (now called the Local Plan) and forms part of the Holt Neighbourhood Plan.

Core Policy 58 in the Wiltshire Local Plan concerns "Ensuring the conservation of the historic environment" and states that "development should protect, conserve and where possible enhance the historic environment".

This proposal builds out the back of the house by 4m at two storeys with pitched roofs on both the western and eastern elevations, plus a further single storey block. Both of these elevations are in plain view from the street and Ham Green. There is a low wall along the whole front of the property with a gap into the driveway. The proposal is to place metal

railings on top of the wall, and install metal automatic gates in the gateway.

The Planning Committee proposes that the PC should object to the application on the following grounds:

This property stands on Ham Green in an area recognised as being particularly sensitive as a designated “Area of Minimum Change” in Policy H18 of the West Wiltshire District Plan saved in the Wiltshire Local Plan. It is also in the Holt Conservation Area, and in close proximity to several listed buildings. The property, having already been extended, is of considerable size and bulk in relation to its surroundings. This proposal significantly increases the bulk of the building on both sides, which are clearly visible from the street and the Green. The proposed railings atop the front wall, and the automatic gates, are similarly incongruous in this location. We believe that all elements of this proposal breach Policy 58 of the Wiltshire Local Plan, which states that “Development should protect, conserve and where possible enhance the historic environment” and would result in harm to the Conservation Area.

It also proposes to ask Cllr Carbin to call in the application.

The PC unanimously agreed to follow the recommended course of action. **CLERK TO CONTACT WILTS COUNCIL**

One other application for garages in the Midlands was not contentious and the committee had raised no objection, so the planners had been informed.

7. Village Facilities Committee.

Cllr Mizen presented a report from the September meeting :

- (i) The window sills on the Pavilion had been inspected but no action was recommended at this time.
- (ii) The VFC had recommended to change the arrangements for paying for electricity in the pavilion and on the tennis courts. The inside of the Pavilion will be supplied by normal meterage, but with a time switch or movement sensor fitted to ensure everything is switched off when nobody is using it. The arrangements for the tennis court will remain as they are.

It was agreed to spend up to £175 to do this and also to PATS test the kitchen equipment, which was overdue.

- (iii) There was a long discussion about the best way to stop gravel migrating from the slope up to the Glove Factory on to the grass by the play area.
It was (finally!) agreed (3 in favour, 1 against, 3 abstentions) to go ahead with the VFC's plan at a cost not to exceed £800.
- (iv) A quote had been received for work on the trees by Dawes Pond to help reduce the leaf fall into the water.
It was agreed (5 for, 2 abstentions) to allocate £540.
- (v) Three quotes varying between £7000 and £16000 had been received to provide new surfaces under the roundabouts in the play area, as recommended after a Health and Safety inspection, and to ensure they could be used when the ground was muddy in the winter. The Finance Committee will be considering how this might best be funded and will make a recommendation to the next meeting.
- (vi) **It was agreed** to make a contribution of up to £200 to repaint the markings on the small sports court.
- (vii) **It was agreed** that the caretaker will be asked to repaint the bench outside the Pavilion and the bargeboards and timber supports as part of his normal duties.
- (viii) The overgrowth of weeds in the brook will be inspected after the winter die-back.
- (ix) **POST MEETING NOTE:** It was agreed at the meeting that a quote should be obtained for work to a horse chestnut on Ham Green. It has now emerged that this had already been done and is a relatively urgent safety issue. Urgent approval from Wilts Council Tree Officer will be sought.
Chairman's action: The quote of £240 + VAT will be accepted.
- (x) Wilts Council's grass-cutting on the Greens was thought to be of low standard and unsatisfactory frequency, but when approached WC say that their contract is fulfilled. VFC propose that Gary Aland be asked to top-up WC's mowing on an occasional and as needed basis. **This was agreed (5 for, 3 against).**
Selwood Housing would be approached about the mowing in Maulton Close, which was similarly unsatisfactory, and offering to mow it, provided they reimbursed us the cost.

8. Highways and Streetscene Committee.

Work was continuing on plans for traffic calming on the B3107.

It appeared that there may be insufficient funds to complete the plans for the eastern Midlands junction, but Cllr Game was assured that as we claim back VAT the extra could be absorbed within the budget.

The updated School Travel Plan was still not available.

It was agreed that the HSSC's proposal that the upgrading of the existing bus shelter should not proceed because of its probable replacement in the foreseeable future should be accepted.

Raw data from the current Metrocount would be requested from WC.

It was noted that coloured tarmac had been used at the Woolley Grange crossing and at Kingston Farm whilst its use at the Courts junction had been refused. This information would be taken to the S278 meeting re the Tannery crossing.

The draft HSSC terms of reference were **agreed**.

9. Flooding Issues.

We need a flood warden and a flood plan, and a possible candidate would be approached.

10. Village Inspection Report / Parish Steward

The September report was received. The errant sapling on Ham Green had been removed.

The high pavement by St Katherine's needs to be weeded, and conkers under all the horse chestnut trees need to be removed.

The clerk will be asked to alert Councillors 48 hours before each visit by the Parish Steward so that jobs don't get missed.

11. Correspondence.

WALC has asked for our response to a request for a 4% increase in the annual subscription to cover HR and payroll advice. The Finance Committee will discuss this, and it was suggested that we should find out how the total cost of WALC was divided between councils.

A thankyou letter has been received from the Youth Club for our donation. It was reported that there were 49 members at present.

12.Accounts for payment. (My list to be inserted here)

13.Website.

The reason for the recent Metrocount would be reported.

The updated terms of reference for each committee will be added.

14. Footpaths.

Any Councillors who have not reported on their assigned footpath walks will be named and shamed at the next meeting.

15. Police report.

This was noted – there has been very little reported crime in Holt.

16. Council laptop.

The PC's computer is quite old and struggles to cope with updates. This will be considered by the Finance Committee. Cllr Rickards' husband could advise.

17. Next meeting