
GREAT SOMERFORD (INCORPORATING STARTLEY) PARISH COUNCIL

Minutes of the virtual planning meeting Held Wednesday 21 April 2021 at 8.30 p.m. Via Zoom Video Conferencing software

Present	Cllr S Mansfield (Chair) Cllr S Binstead Cllr C Blount	Cllr D Butcher Cllr H Cole	Cllr A Gravell Cllr M Griffiths	Cllr M Hourigan Cllr F Hyde
In attendance	T M Chapman (Clerk)	Wilts Cllr T Sturgis	29 members of public	Representatives of the Press & Gleasons

- 21/04p/ PQT **Public Questions**
There were none as members of the public wished only to speak about the planning application for an additional 21 houses at Broadfield Farm, ref **minute 21/04p/3.1**.
- 21/04p/ **Reports from Unitary Councillor and Council Representatives**
Wiltshire Cllr Sturgis had no report for this meeting.
- 21/04p/ 1. **Apologies for Absence & Declarations of Interest**
Cllr Griffiths declared a pecuniary interest in agenda item **21/04/2.2** as one quote to install the gazebo shelter was from a family member.
- 21/04p/ 2. **Minutes and Matters Arising**
- i **Minutes**
The minutes of the Parish Council Meeting held 7 April 2021 were **approved** and **signed** by the Chair as a true record. Proposed: Cllr Griffiths; seconded Cllr Butcher.
- ii **Matters Arising**
Consideration of the status of actions detailed on the Action Register was **deferred** until 19 May meeting with exception of the two items below which the Chair felt were of such urgency that they should be dealt with today in that deferral to 19 May would delay the purchase and installation of the Gazebo Shelter in the Play Area by a month.
- 21/04/6.2 Installation of the Gazebo:** It was reported in the accompanying paper that, despite having approached 4 local tradespeople, Cllr Butcher had been unable to obtain any further quotes as people were too busy or not interested. This left just one quote on the table from Mr Griffiths, Somerford Woodcraft. The Parish Council's Finance Regulations state "The Parish Council should have 3 quotes **wherever possible** for items costing more than £100". It was pointed out in the paper that throwing the net wider might still not yield any results and would delay the Play Area Project. It was therefore **agreed** to accept the quote from Mr Griffiths and to engage Mr Roberts to assist rather than rely upon volunteers. Proposed: Cllr Binstead; seconded Cllr Hourigan. Cllr Griffiths did not vote. The Gazebo can now be ordered and installation arranged.

Action: Cllr Griffiths

21/04/6.2 Benches for the Gazebo: Three catalogue quotations were provided. £250 or £305 for a 4 seater Alexander Rose Cornis style eucalyptus bench (depending on supplier and availability); £210 for a heavy duty pub style tanted wood six foot bench; £499 for a 5 seater Balmoral teak bench. It was **decided** to buy two mid-range priced Alexander Rose

Cornis style benches. Proposed: Cllr Binstead; seconded: Cllr Blount.

Action: Cllr Griffiths

Those actions which had been completed since the last meeting were **noted** and it was reported that the corrosion on the slide had been treated today (**minute 21/04/6.1**).

21/04p/ 3. **Planning** <https://development.wiltshire.gov.uk/pr/s/>

i Planning Applications for consideration

21/01950/FUL Broadfield Farm - Proposed development of 21 residential dwellings, vehicular access from Broadfield Farm, ancillary works and associated infrastructure.

This item was taken out of sequence and dealt with immediately after Public Question Time. Representatives of the Press and the Developer were present. The standing orders were suspended to allow members of the public to speak.

Points made by members of the public included

- This application, when included in the 2017 application for Broadfield Farm, was refused for seven separate planning reasons by Wiltshire Council prior to the making of the Great Somerford Neighbourhood Plan.
- It is not included in the democratically approved Neighbourhood Plan which runs until 2026 as the village wanted the housing to be on brownfield sites or infill.
- This increased numbers of new housing well exceeds the number of houses that the village included in its Neighbourhood Plan. Fifty nine are already being built with a further eleven in the pipeline. These represent a 25% increase in housing stock for the village to absorb.
- The land is greenfield Grade 1 agricultural Land which should not be developed.
- The development site is outside the Settlement Boundary.
- 32 out of the 36 responses to Gleeson's Community Engagement letter in January & February 2021 were negative.

Wilts Cllr Sturgis was asked a number of questions concerning this proposed Housing Development. Asked about shortages in the Five Year Land supply figures he said that Wiltshire Council has put in place an action plan to reduce the deficit, granted planning permissions, which will increase the supply figure and that he felt housing delivery is a better measurement as to the Planning Authority's ability to meet government targets.

Asked how applications of this nature are decided he said that decision making for this type of development is delegated to officers in Wiltshire Council in the constitution, unless the local County Councillor submits a '**call in**' request, with planning reasons for the application to be considered by the Development Management Committee. The Parish Council can ask its local Wiltshire Councillor to "call it in" and advise on suitable planning reasons.

Having listened to the views of the public on this issue the Parish Council **decided to object** to the application for the reasons outlined above and it asked its Wiltshire Councillor to "call it in" and advise on the planning reasons for so doing. Proposed: Cllr Mansfield; seconded; Cllr Blount.

Action: Wiltshire Cllr Sturgis

The Parish Council will submit a written objection to Development Management.

Action: Cllr Cole

The Chair encouraged members of the public to submit any comments to Development Management. A notice will be put up outside the Shop to inform residents who do not receive the PIE or use Facebook as green planning notices no longer appear in the village.

Action: Cllr Blount

Wiltshire Cllr Sturgis advised that

- This site was considered as unsuitable for residential development when part of larger site (**17/00846**), which was refused for 7 reasons. With the development of Phase 1 some of these no longer apply.
- This site with the allocated site was rejected by the examiner of the Neighbourhood Plan. A modification was made to restrict the numbers at Broadfield Farm. The village accepted this in the referendum and the plan was made.
- National planning policy para 112 says housing developments should not be on best (grade 1) agricultural land.
- The character and appearance of the proposal is in conflict with **Core Policy 51**. The south west corner of the site adjoining RoW 4 has nine two storey houses with garages next to a larger area to the north with 5 bungalows plus one garage with large gardens in a larger plan area.
- There is no provision of Open Space in line with North **Wilts CF3**. The large area for SUDS (sustainable drainage) is not suitable play space.
- **Core policy 60** Sustainability is not being delivered as the village has such limited facilities and employment opportunities that most of the new residents will be commuters working elsewhere.
- There is no proven local need for more affordable housing in the village. The developments in the Neighbourhood Plan allocations were accepted by the examiner a sufficient to meet the local need.
- The delivery of housing in Great Somerford is clearly progressing, with a number on the Brook Farm allocated site with the additional eight proposed in the Neighbourhood Plan already built and sold. The Broadfield land allocated in Neighbourhood Plan is under construction. The Frog Lane site for two in Neighbourhood Plan have been built. The Dautsey Road site has outline planning permission for 9.

ii **Applications Determined by Wiltshire Council since the last meeting**

None as at the publication of the agenda.

iii **Planning Applications Received since the issue of the agenda**

PL/2021/03000 New Farm, Heath Rd, Startley - Single storey side extension to create boot room, utility, pantry and WC.

Councillors had not had time properly to consider this application so Cllr Cole will study the plans and the site, collate Councillors' views and submit a response by the consultation expiry date in mid-May for ratification at the 19 May Parish Council meeting.

Action: Cllr Cole/ Agenda: May

iv **Planning Applications Determined by Wiltshire Cncl since issue of the agenda**

20/09711/FUL The Manor House - Replacement garage and garden implement store for manor house. **Refused.**

21/01070/FUL Beech Lodge - Single Storey Entrance Porch to Front Elevation. **Approved with conditions.**

21/04p/ 4. **Dates for Future Meetings**

The next scheduled meetings of the Parish Council are 5 May (APM), 19 May (APCM), 2 June & 7 July. All @ 7.30pm.

The meeting closed at 9.20pm.

Approved **Chair** **Date**