

Page 1 Item		Minutes of the Chapmanslade Parish Council Extra ordinary meeting, held on Wednesday 30 th May at 7.00 p.m. in the Church.	Action
Present	2174	Keith Muston, Chairman, John Lewis, Phil Holihead, Francis Morland. Minnie House. Clerk.	
Apologies Public	2175	Prior to the meeting both Charles Thackway and John Foster declared an interest in the planning application under discussion and also submitted their apologies absenting themselves from participating as councilors in the business of the meeting.	
	2176	No further declarations of Interest were received.	
	2177	No other apologies were received.	
	2178	14 members of the public attended the meeting.	
	2179	The Chairman welcomed the public. In so doing he reminded the public that in considering any planning application the council are able to put forward the members collective opinion on an application, as one response, that the ultimate decision lies with the Wiltshire Planning Authority and that each member of the public is able to register their own individual opinions via the Wiltshire website.	
Opportunity for the public to speak	2180	The Chairman then gave the public the opportunity to speak.	
	2181	A member of the public objected to the presence of the two councilors with a declared interest, remaining and speaking, within the public forum. It was explained that as it was a public forum with opportunities for the public to speak, this was permissible in line with the Code of Conduct.	
	2182	The member of public continued to argue his case for their removal and made clear the intention to record the meeting and use this for further action.	
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	2184	<p>Concerns were raised by members of the public and are summarized as follows:</p> <ul style="list-style-type: none"> a Lack of clarity within the documentation provided as to what is different within this application from previous applications, which have been refused by the planning authority or on appeal. b Insufficiency of Business plan and lack of predicted growth since previous applications. c The lack of perceived need for an agriculture worker to be permanently on site. d The requirement for a 3 bedroom temporary building was queried. e Whether proposal is for temporary worker or workers. f The site of the proposal is within a special landscape area- refused in a previous application and not considered acceptable in the previous appeal. g The increased footprint of the barn by this application. h The inaccuracy within the plans presented of the proximity of the proposed building to the closest neighbour's boundary. i The concerns regarding fire hazard of the proposed building j Continued difficulties of access and exit on to Huntenhull Lane. 	

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The applicant was given the opportunity to speak about the application. He responded to the public comments and his comments are summarized as follows:

- a. The Business plan has not started yet.
- b. The application is for 3 years temporary and this period and the business plan will start once application has been approved.
- c. The viability of the business will be assessed and at the end of the 3 years an application for a permanent building would be made.
- d. He advised the council that the whole of the village was included in SLA and other applications had been approved and he also cited others in Corsley.
- e. Renting was not an option with nothing available near the site.
- f. Were the application unsuccessful the land would be sold off in small lots to persons, he anticipated, the village would not want.

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The Chair asked the applicant if there were any further comments that he wished to make. With none forthcoming he closed the opportunity for the public to speak.

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Councillors were reminded that they were discussing the present application and were asked to put forward their thoughts.

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These are summarized as follows:

- a. Positioning of proposal difficult to ascertain as plans not drawn to scale.
- b. Cladding not in keeping with local character
- c. Documentation from Reading consultants differs from previous application in October 2016, and business plan remains unclear. Information provided in previous report not evident in this application.
- d. Alpacas are on site and thriving at present with no key worker living on site.
- e. The provision of opportunities for members of the local community to access work are not evident. (See Reading Consultants information 2.9)
- f. Puzzled as to what has changed since the October 2016 application which was withdrawn/not accepted by Wiltshire Council.
- g. Whilst ensuring protection of the countryside and also supportive of sustainable development but with no apparent changes, need to question why the comments made by the council at that time should not continue to stand.
- h. Not convinced that a dwelling is required especially as currently there are small rental properties available in the village adjacent to the property and not being considered.
- i. Is it an application for a dwelling for farm workers or a farm worker's dwelling?
- j. Core Strategy 48 -states "Supported by functional and financial development" and there are no financial details available within the documentation.

- 2190 As councilors discussed the application, the discussions were interrupted by a member of the public. They were firmly reminded by the Chairman that the opportunity to speak had been given earlier and that it was now only open for councilors to discuss.
The Chairman summed up the discussion as follows:
- a. The application is similar to previous applications with no significant changes.
 - b. Application continues to be in a Special Landscape Area, however exceptions to development in SLA for farm workers can be given if it is strictly necessary, and council is questioning if it is strictly necessary.
 - c. At present without farm workers on site it is evident that the alpacas have survived. It is therefore difficult to say that it is unquestionable that there is a requirement for someone to be living on site.
 - d. The application presented is for a 3 bedroom dwelling and the question asked needs to be, is this essential for the farm and is the case made at this stage?
- 2191 The Chair asked for a proposal from the councilors.
A councilor proposed that the council object to the proposed application. This was seconded by a councillor and was unanimously agreed by those present in council.
- 2192 It was clarified that:
- a. The previous comments made by council on the October 2016 application would be attached and referred to with the additional comments submitted.
 - b. The application is not considered as justified development within this Special Landscape Area.
 - c. The documentation provided including the Reading Agricultural Consultants updated information, including the business plan lacks clarity.
 - d. The council are not convinced that there is enough evidence provided in the application to support the requirement for such a dwelling.
 - e. There are no significant changes since the previous applications and the Appeal to support this application and it remains contrary to Core Policies.
- 2193 The Clerk was asked to formulate the response to the consultation on this application from the discussions and conclusions of the meeting, whilst also referencing the responses from the previous application in October 2016.
- 2194 The meeting closed at 8.10 pm.
- 2195 The next planned meeting will take place on 5th July 2018 in The Village Hall at 7.30 p.m.

Clerk

Proposed fixed dates	Possible dates if required	
5 th July 2018		
30 th August 2018		
	27 th September 2018	