

Page 1 Item	No	<u>Minutes of the Extra ordinary Chapmanslade Parish Council Meeting held on Thursday 22nd March 2018 at 7.30 p.m. in the Village Hall</u>	Action
Present	2009	Keith Muston, Chairman, John Foster, Charles Thackway, Francis Morland, John Lewis, Phil Holihead. Minnie House, Clerk	
Public	2010	28 members of the public attended the meeting including Hugo Haig and James Croucher from Lochailort.	
Welcome	2011	The Chairman Keith Muston opened the meeting, thanking the public for their attendance. He explained that there would be an opportunity for the public to speak on matters they would like to raise once the meeting had dealt with some minor items.	
	2012	KM informed the meeting that he had been in contact with Lochailort for some clarification on aspects related to their application and following their presentation at the meeting on 8 th March 2018.	
	2013	These related to the following:	
	2013	<ul style="list-style-type: none"> • Lochailorts willingness to discuss the mix of housing- feedback from members of the village community to KM indicating that 1,2 and 3 bed houses be they open market or rent were important although 4 or 5 bed not excluded totally, with the belief that the need for the village is not large houses. 	
	2014	<ul style="list-style-type: none"> • If the method of heating was to go for gas-Lochailort are aware of the earlier proposals to have gas in the village and have discussed the supply question with the gas utility supplier. 	
	2015	<ul style="list-style-type: none"> • Community Levy structure-this is seen as a tax that they will pay to Wiltshire Council and that Chapmanslade should receive a percentage of this as per the existing Wiltshire Council policy on CIL. (Community Infrastructure Levy) 	
	2016	<ul style="list-style-type: none"> • Section 106 agreement- If Lochailort were willing to agree to a Section 106 agreement. Lochailort agreed that they were and that they would need the Parish Council to put forward items that would meet the criteria for Section 106 Funding. 	
	2017	<ul style="list-style-type: none"> • The following suggestions were put forward for the purposes of his discussion with Lochailort - <ol style="list-style-type: none"> 1. Mini- roundabout at the proposed entrance to the site at junction of Cley Hill Gardens with A3098. Lochailort have already discussed this provision with Wiltshire Highways and their own contractor and would fund in full or part if asked. 2. Speed Indicator Devices (SIDs) Lochailort would fund if asked. 3. Footpath from rear access of development to the rear access of the school. There would be land ownership issues to be resolved but Lochailort would fund in full or part if asked. 	
	2018	<ul style="list-style-type: none"> • KM stated that these were his items for the purposes of the meetings discussion and stated the importance of producing a list of items for village improvement needed, as a result of the proposed development and for the funds to be agreed and form the basis of the Section 106 agreement. 	

Page 2 Apologies Declarations of Interest	2019	No apologies were received.
	2020	None were given.
Opportunity for the public to speak.	2021	The following items were raised by the public in relation to the Barthers Farm development proposals:
	2022	<ul style="list-style-type: none"> The application not being in line with the previous agreement (2016) of 26 houses on this site
	2023	<ul style="list-style-type: none"> Lack of bungalows within the housing mix
	2024	<ul style="list-style-type: none"> The difficulties of access on to A3098 and concerns of safety with or without a roundabout at this point.
	2025	<ul style="list-style-type: none"> Lack of information regarding sewerage facilities
	2026	<ul style="list-style-type: none"> Lack of information regarding where water pipes will run with 39 ne houses.
	2027	<p><i>KM explained the circumstances of why larger than 26. He referred to the Wilts Land Supply statement. He stated that it referred to an allocation of 35 houses with 26 in the next housing period and a further 9 in the next. The Parish Council had been consulted on this and made objections. The local housing plan consultation was queried and FM explained that this was part of the Wiltshire Core Strategy up until 2026, which Wiltshire Council will be extending to 2036.</i></p>
	2028	<ul style="list-style-type: none"> Traffic calming was raised in the belief that mini roundabout would not work because of speed of traffic on A3098, visibility on exiting from Cley Hill gardens, difficulties with present junction of A3098 with Huntenhull Lane and increased parking on A3098
	2029	<ul style="list-style-type: none"> Concerns raised on footpath across to the rear of school and the need for lighting and subsequent light pollution
	2030	<ul style="list-style-type: none"> Suggestion that if mini roundabout then should have hump in middle so that traffic cannot drive straight over. If sensibly designed would act to slow traffic.
	2031	<ul style="list-style-type: none"> Need for affordable housing within the village as younger people unable to afford to stay in the village.
	2032	<ul style="list-style-type: none"> Resident of Cley Hill Gardens - 19 houses in Cley Hill gardens plus 39. Houses already under occupied and at the moment parking works. As children grow up more parking will be required especially with bigger houses. People will move to parking on roads. Could entrance be at present Barthers Nursery entrance -beyond Clearwood View in the Westbury direction.
	2033	<ul style="list-style-type: none"> Speedwatch already recognizing 600 vehicles passing through village especially at school time.
	2034	<ul style="list-style-type: none"> Need better communication within the village.
	2035	<ul style="list-style-type: none"> One resident in Wood Lane noted that he had received notification from Wiltshire planning of the application.
	2036	<ul style="list-style-type: none"> Who can comment on the website.

Page 3	2037	<p><i>It was explained that the Parish Council are consulted and present one voice. The opportunity to comment is available to the public who as individuals can present many voices- for or against applications. CT commented that there were only 4 representations on the website at present.</i></p>	
Other matters of Urgency Minutes	2038	<ul style="list-style-type: none"> Affordable housing is needed. Help to buy is different. Pleased that youngsters can be supported to stay in village. 	
	2039	<ul style="list-style-type: none"> Shared housing as well required. 	
	2040	<ul style="list-style-type: none"> Bungalows required for those wishing to down size and remain in village. 	
	2041	<ul style="list-style-type: none"> Concern was raised regarding the design for mini roundabout and the need to develop further than the present highway. 	
	2042	<ul style="list-style-type: none"> Query raised on previous application discussions and application 2015/2016, the previous traffic survey and the intentions re gas supply at the time-has that disappeared? 	
	2043	<p><i>It was explained that following the proposed Wiltshire Housing sites allocation plan consultation the developers have put in a proposal to develop the site. The plan would set out what the infrastructure would be and this would be set out by the Planning Authority. There would be a benefit from the Community Infrastructure Levy and the Section 106 agreement.</i></p>	
	2044	<p>With no further questions from the floor the opportunity for the public to speak closed at this point and the council moved on to the remaining agenda.</p>	
	2045	<p>None.</p>	
	2046	<p>The minutes of the last meeting were taken as read. Minute 1986 typo error was noted. Minute 2002 PH asked for this to be removed as he was not at the last meeting. The minutes were approved.</p>	
Matters Arising.	2047	<p><u>What next for the Village Voice.</u> Various documents had been circulated to councilors prior to the meeting to enable discussion on this matter. The three options were: Parish Plan Neighbourhood Plan Community Plan.</p>	
	2048	<p>FM commented on Neighbourhood Plan and how this can be a powerful tool particularly in promoting development but not in preventing development. He cited examples of good Neighbourhood Plan outcomes as well as not beneficial.</p>	
	2049	<p>A Neighbourhood Plan would be costly in time, man power and would be costly.</p>	
	2050	<p>JF commented on the need to work quickly to maximize on the Village Voice initiatives and have an impact on what has already been achieved.</p>	
	2051	<p>The possibility of moving to a Parish Plan initially was discussed with the possibility of building that into a Neighbourhood plan over time.</p>	

Page 4	2052	It was agreed that the steering group should move forward with a Parish Plan. Adam Oakley and the Steering group were thanked for all their hard work.	
Planning	2053	<u>18/01919/FUL 3 the Grange proposed single storey rear extension.</u> John Lewis raised that the planning consent for the buildings within this complex held a condition for planning of no extensions to the buildings.	
	2054	This was discussed and it was unanimously agreed to raise no objections to this application.	
	2055	<u>18/00311/FUL 39 dwellings with open space, landscaping, access, parking and associated works. Former Nursery Barthers Farm High Street Chapmanslade.</u>	
	2056	A lengthy and well considered discussion took place on this proposal with the following points being raised:	
	2057	<ul style="list-style-type: none"> • Number of houses higher than expected-39 rather than 26 (2016 agreed proposal) 	
	2058	<ul style="list-style-type: none"> • Mix of houses an issue and will that change if we don't object to the application? 	
	2059	<ul style="list-style-type: none"> • Concern that there needs to be bungalows within the development with middle aged to older residents in the village wanting to down size into bungalows. Balance of need identified in Village Voice survey and previous survey to meet this requirement, not reflected in the plan. 	
	2060	<ul style="list-style-type: none"> • Present traffic issues- speed watch shows 400-500 cars in an hour travelling through the village at peak times. 	
	2061	<ul style="list-style-type: none"> • Speed checks show traffic travelling into the village from the Westbury area and past Cley Hill Gardens at 40 -45 mph. 	
	2062	<ul style="list-style-type: none"> • Visibility on the bend from Cley Hill Gardens limited. 	
	2063	<ul style="list-style-type: none"> • No plans indicated for improved access. 	
	2064	<ul style="list-style-type: none"> • Less infrastructure within the village- no shops, limited school capacity. 	
	2065	<ul style="list-style-type: none"> • Other developments cited to show that affordable housing depends on points system and not always allocated to those living within the local area. 	
2066	<ul style="list-style-type: none"> • The application is an attempt to pre-empt the agreed development yet to be endorsed and published. 		
2067	<ul style="list-style-type: none"> • In responding to the local plan the council objected to proposed development number of 39 plus units if this application was subsequently approved it would seem contrary to this. However if rejected the originally proposed site at Green Farm could be re activated. 		
2068	<ul style="list-style-type: none"> • Mini roundabout at Cley Hill Gardens - insufficient land in the highway and highways officer may not approve as may cause more problems. 		
2069	<ul style="list-style-type: none"> • Footpaths - does not appear necessary for the development. 		

2070	• Safest course to continue to object to the allocation.
2071	• Recognition that there is a national housing crisis- being alleviated slightly by other local developments-e.g Westbury.
2072	• The site is large, the proposal is nicely laid out with features of the village taken into account.
2073	• Do not see the need for 4-5 bed houses.
2074	• Feel it is sympathetic to genuine first-time buyers.
2075	• Will support the sustainability of the school
2076	• Could be more sympathetic to downsizing to bungalows.
2077	• Logically there could be a larger number of houses allocated to this site, because of its size.
2078	• Traffic is definitely a material consideration and a community levy of £29000 would support the alleviation of this.
2079	• Recognise the concern of residents in Cley Hill Gardens and wonder if access to the development, could be the present Barthers Nursery entrance where it is proposed construction traffic will access the site.
2080	• Would the physical solution be traffic calming with a priority system. (eg. Maiden Bradley)
2081	• Support the footpath idea and recognize the good point made on lighting and light pollution.
2082	• Proposals for utilities needs investigating as not in evident in application.
2083	• 26 houses to 39 disappointing and clearly not promoted through village voice survey.
2084	• Recognise the need for more affordable/ low cost housing and that less houses will create bigger houses.
2085	• Need to recognize that site will be developed at some point.
2086	• Need to be very clear and united about what we want for the village and have a clarity of vision.
2087	• If this is going to go ahead we need to be able to exploit all we can get for the village.
2088	• Too simplistic to just look at number of houses. Less houses will bring bigger houses and less affordable/ low cost. So smaller houses or less houses bigger?
2089	• Lochailort willing to review mix of houses.
2090	• No question that one day the site will be developed and at present Lochailort, the present developers are willing to talk with us and are sympathetic to what the village says. We may in future be faced with a developer that might say 'this is what it is and put up with it !'
2091	• The village has masses of traffic issues with more people using the pub, Village Hall and school.
2092	• Recognition that a response can only be in response to this application unless the developers withdraw the application before 6 th April deadline.

	2093	<p>It was agreed to object with the following concerns:</p> <ul style="list-style-type: none"> • Highways and traffic safety and speed control. • Different access to the development. • Mix of properties requires adjustment to accommodate bungalows, develop smaller 1,2, and 3 bed properties instead of larger. • Identify and provide more information regarding proposed utilities-heating, water supply, sewerage. 	
	2095	MH to collate minutes from the meeting and then discuss detailed response with Chair.	
	2096	The meeting closed at 9.50 p.m.	
	2097	The next meeting will be the Annual Parish Meeting followed by the Parish Council meeting 12 th April 2018 at 7.30 p.m in the Village Hall.	