

Page 1		<u>Minutes of the Chapmanslade Parish Council held on Thursday 9th July 2020 at 8.00 pm.</u> This was a virtual meeting in accordance with guidance in relation to Covid-19 regulations. The meeting was advertised as normal and public invited to join the meeting and raise questions in advance of the meeting as per the Agenda.	
Welcome	2845	Keith Muston as Chair welcomed everyone to the virtual meeting of the council and welcomed the public, and representatives from Lochailort and Newlands home to the meeting. These were Hugo Haig (L), James Croucher (L), Tom Shepherd (N) and Simon Richardson (N).	
Present	2846	Phil Holihead, Keith Muston Chair, John Lewis Vice Chair, Charles Thackway(after the start of the meeting) and Minnie House. Clerk.	
Apologies	2847	Apologies were received from. Francis Morland and John Foster.	
Others present	2848	Councillor Fleur de Rhe Philipe and Police Officer Candida Jackson also attended the meeting.	
Public	2849	12 members of the public attended the meeting. 4 other members of the public initially requested to attend the meeting but did not link in.	
Decs of Interest	2850	Charles Thackway declared an interest as a neighbour to the property in relation to the Sienna Valley planning application and left the meeting when this item was discussed. No other declarations of interest were made.	
Welcome	2851	The Chair introduced the Lochailort /Newland Homes team and explained that the application for the development on land previously belonging to Barters Farm, had already been approved and had been in gestation for some time. He explained that the access through Cley Hill gardens had not been the preferred option of either the developers or the Parish Council but Wiltshire Highways had rejected proposals for traffic calming, concerns around safety related to this access and the use of Cley Hill gardens as access had been approved.	
	2852	He explained that the team were here to inform the council of the progress of the development and any changes. He invited the Lochailort/Newland Homes Team to talk to councillors and others present regarding the development.	

Page 2	2853	Hugo Haig informed the council that since permission had been granted, the previous developers had needed to withdraw from the project and another developer had needed to be sought.	
Opportunity for the public to speak	2854	He was pleased that Newland Homes developers had taken on the project explaining that the style of their own developments, which are local to the area e.g Frome, Westbury and Trowbridge, was in keeping with the Lochailort plans.	
	2855	He stated that very little had changed on the plans in reality. The number of developments remained the same and the mix and types of buildings remained the same. As per the planning permission requirements, the access to the site would be through Cley Hill Gardens.	
	2856	In introducing Tom Shepherd he stated that Newland Homes brought with them local and detailed marketing experience and that they had carefully reviewed the permitted schemes and designs. He stated that they had been highly successful in producing high quality developments.	
	2857	Tom Shepherd spoke on the development. He stated that the amended plans are fine tweaks and refinements on the houses buildings. He was hoping that these would go to the planners in August/September with hopefully the outstanding conditions discharged. It was hoped that the development would start early in the new year. Changes were being made to the traffic management plan as follows:	
	2858	The route for the construction traffic into the village will be from the East of the site, and then in through Cley Hill Gardens thus avoiding the congestion further into the village.	
	2859	The construction traffic will move to the northern end of the site where turning will be possible on the site and away from neighbouring housing and not requiring the use of Cley Hill gardens for turning.	
	2860	<p>PH commented that:</p> <ul style="list-style-type: none"> • entrance from the East was essential. • Discharge of condition 4 is essential and renewing the confidence of those who back onto the site, including remaking contact. • it will be important to approach and make contact with neighbours ahead of work starting 	

2861	TS assured that those working on the site will be aware of the construction management plan. Questions from the public then followed: Residents of The Old Orchard were concerned that a conversation was required as their properties were not in place when the planning application was approved.
2862	James Croucher has received a copy of their concerns and would arrange a time to meet with them.
2863	The Chair emphasised that Lochailort had been in conversation for several years regarding this site and development and he emphasised that Lochailort had always worked hard in communicating, engaging and listening to the council and the community.
2864	Concerns were raised on behalf of residents of Wood Lane regarding agreements already made. James agreed to also contact and meet with residents again. James has a copy of the concerns and questions raised.
2865	CT queried how long the construction phase would take place on site. This was anticipated as 2 years.
2866	Having recently received and seen the new plans by E mail councillors did not raise any concerns on the proposals.
2867	A resident of Cley Hill gardens raised concerns regarding the use of Cley Hill Gardens as access to the site. putting forward a case, regarding going in and coming out, as not being manageable nor safe.
2868	TS stated that he had built into the construction and traffic management reviewed plan, the onsite turning and felt that signage on the outskirts of the village would need to be added into the plan and is assured that access in and out of the site will be manageable. <i>All questions and concerns raised by members of the public prior to the meeting have been passed to Lochailort</i>
2869	The Chair thanked the team for their time and input to the meeting. The team left the meeting.
2870	The Chair asked the public if there were any further questions from the public on the Agenda items and none were put forward.
2871	The meeting moved to the formal business of the council and was closed to questions from the public.

Page 4 Minutes	2872	The minutes of the virtual meeting held on 11 th June 2020 having been circulated were taken as read and approved.	
Matters Arising		<i>Matters Arising</i>	
	2873	The Chair agreed to write the article regarding this meeting for The Bridge.	KM
	2874	It was noted that the Certificate of Exemption for the Finance audit had been acknowledged by the auditors.	
	2875	The enforcement officer had acknowledged receipt of the request regarding the listed wall at Thoulstone Farm being re-instated and said that this was in hand.	
	2876	It was agreed to bring planning items forward on the Agenda to enable Councillor Fleur de Rhe Philippe to leave the meeting.	
Planning	2877	It was noted that the Ganders Appeal had been unsuccessful.	
	2878	The PC proposed that a request be made to the enforcement officer for buildings that had not had planning permission to be removed.	
	2879	<u>Thoulstone Farm -20/04215/FUL Conversion of modern Barn to provide indoor swimming pool.</u> The council objected to this application giving the following explanation:	
	2880	The application is considered not to be a viable application as the information within the application refers to two different swimming pools and the Council feels that it has no option but to object to this application.	
	2881	The council feels that Wiltshire Council should either reject the application or require the applicant to withdraw the application and resubmit. It is also worth noting that as the development is using the same barn as 20/04352/PNCOU that Listed Building Consent will also be required when a valid application is made.	
	2882	PH commented on this application and that he had already commented on the now growing hamlet around the house, which in itself had required extensive renovation.	
	2883	FRP commented on the present Government drive for new housing.	
	2884	<u>Sienna's Valley 20/04211/FUL resubmission of 19/04504 Extension to the Agricultural building.</u>	
	2885	CT having declared an interest as a neighbour left the meeting.	
	2886	Concerns were raised on this application and on the	

	decision of the Appeal in which it was noted that Wiltshire Planning had not presented some documents as expected.
2887	It was noted that those items highlighted in the decision to reject the appeal, by the inspectorate have been addressed in the resubmission.
2888	FRP Confirmed that the Planning Inspectorate dealing with Appeals is an independent Inspectorate and not from Wiltshire Planning.
2889	The following points were noted:
2889a	The original application for the barn was carefully calculated for size for storing fodder for animals on this site.
2889b	The barn was given permission for storage not for the habitation of animals.
2889c	The animals on site specifically Alpacas do access the grass from the extensive land available and the council would question that this should mean that there should be spare capacity for fodder in the barn.
2889d	The council questioned what has changed inside the Barn to require an extension for storage of hay and why the barn is no longer adequate.
2889e	It was questioned whether the council should be challenging the Appeal findings by taking the matter to the Secretary of State.
2889f	The noise levels and disturbance for neighbours was questioned as this is of such a high level that the police have already been involved in addressing a recent complaint.
2890	The council felt strongly that: <ul style="list-style-type: none"> • the noise elements continue to persist • the need for an extension has not been proven • a site visit should be made to ascertain the need for increased storage
2891	FRP commented on site visits have taken place in the past but are subject to access being available and the required cooperation of the owner.
2892	The council decision was to object.
2893	FRP agreed to speak with the Planning officer to ensure/ reinforce the Clerk's request that the deadline for the decision will remain as is to enable the council to submit their response.
2894	Concern was also raised on the recent activities taking place on site and perceived breaches of conditions.

		These should be reported to the enforcement officer.	
2895		FRP was thanked for her attendance and input and also congratulated on her recent significant birthday. She left the meeting.	
2896		The Chair welcomed Police officer Candida Jackson to the meeting (having had difficulty linking in earlier in the meeting).	
2897		Candida reported on the recent door knockers being moved on in the village and other vicinities recently.	
2898		She commented on recent activities, police attendance and police working with Highways on managing solutions re the misuse of the layby and surrounding area, on the A36 close to Black Dog Woods. Wiltshire Highways would like to close this lay-by but this is not likely in the near future.	
2898		Candida was thanked for all of her support and input for the village.	
2899		PH reported on the change in Speed Watch coordinator. He said that he would remain on the speed watch team and that this would restart again shortly. The new coordinator will provide updates for the council in future.	
2900		The meeting closed at 9 p.m.	
2901		The next meeting of the council is planned in for 13 th August 2020 but will be dependent on the need. This will be confirmed in due course.	