

Page 1		<u>Minutes of the Chapmanslade Parish Council held on Thursday 13th February 2020 at 7.30 pm in the Village Hall.</u>
Present	2733	Charles Thackway, Phil Holihead, John Foster, John Lewis and Minnie House. Clerk.
Public	2734	13 members of the public attended the meeting.
Welcome	2735	John Lewis as Chair welcomed the public.
Apologies	2736	Apologies: Apologies were received from Keith Muston and Francis Morland.
Decs of Interest	2737	<u>Declarations of Interest.</u> CT confirmed that he was a neighbour regarding planning at Huntenhull Farm. John Foster confirmed the proximity of his land to Sienna Valley Farm.
Opportunity for the public to speak.	2738	<p><u>Opportunity for the Public to speak.</u></p> <p>Several members of the public spoke in objection to planning Application number 19/11575/FUL Land on the south west side of Black Dog Hill, Chapmanslade, Westbury, BA13 4AD Change of use of Land.</p> <p>In summary the objections and concerns raised were:</p> <ul style="list-style-type: none"> • Owners name not identified on the application • Ambiguities within the application • Non- compliance with Core Policy 47 • Conflicts with Core policies 48-supporting rural life, 51 Landscape, 62 Development impacts on the transport network • Sustainability and access to services-information in the application referring to these aspects is inaccurate e.g.- distances from access to A3098 and A36, bus stops and local school, provision of pavements. • Un-met need- the argument for unmet need in Wiltshire is not viable as the met need is well above the planned need. • Suggested acceptance of conditions limiting occupancy • Access of large vehicles, to and from the site onto the fast, 3 lane section of A 36 which has a track record of serious accidents including fatalities. The access track (old A36 road also has a steep incline (15%) which in extreme weather could be even more

hazardous accessing/ exiting from and onto the A36. Touring caravans would have no ability to break in such circumstances.

- Unrecorded accidents where animals have been killed blocking the highway, writing off two cars and narrowly killing a 19-year-old
- Impact of fast-moving vehicles needing to overtake slow exiting traffic at this position approaching the brow of the hill will cause further accidents.
- Concern that on this fast moving and dangerous 3 lane stretch that there is nothing illegal in being able to turn right across the carriage ways into the access road to this site.
- Size of dayroom beyond proposed need
- Site not in Short Street as stated and no vehicular access into Short Street not to the A3098
- The state of the site at present is cluttered with debris and considered contaminated.

2739 Further items raised from the public regarding: Planning applications - the pursuit of wealth by a few having such an impact on this community's voluntary time and its ability to make Chapmanslade a better place to live.

2740 Litter and the need to regenerate the Litter Picking group in the light of how much litter is being seen on the outskirts of the village, over a relatively short period of time. Item for next PC agenda in March requested. Insurance query -need to contact Wiltshire Council Litter Picking Support.

2741 Traffic. Request to raise funds for a formal Traffic Survey to be undertaken

2742 Planning

Thoulstone Farm Swimming pool:

- Lack of recognition re climate change and the opportunity of access leisure facilities to be available at Thoulstone Park in the near future.
- Scale of the building and negative impact on a Grade 2 listed building and garden, destroying the historic importance of the site
- The glass roof in this building will stand well above the listed walled garden and reflect lights back at traffic exiting the A36

2743	<p><u>Tractor shed.</u></p> <ul style="list-style-type: none"> • 8 years ago, shed was built for tractors and equipment and now the owners feel the need to discard the tractor and equipment and increase the property value by creating a holiday let. • Recall the original application and quite a discussion around the need for cavity walls in the construction. Thought quite naively that it would be quite good to look after the machinery so well. • Concerns re the inability to see the proposals online due to continuing faults with the Wiltshire webs site. • Request that the closing date for comments is extended until at least 2 weeks after the information is available
2744	<p><u>Appeal on decision at Ganders</u></p> <ul style="list-style-type: none"> • Frustrations were raised regarding the lack of ability in accessing applications from the Wiltshire Planning website. The appeal documents had been requested from the Planning Inspectorate. However, a copy of the documents had been acquired. This ongoing issue is restricting the democratic process regarding applications. • As with the original application the appeal is seen as being full of mistruths, incorrect facts and statements designed to mislead.
2745	<p><u>Wiltshire Council computer system</u></p> <p>Concerned that the breakdown of system over many years hampers the role of councilors and has added to the workload of councilors, whilst impacting negatively on the democratic process. A request was made that this is taken to a higher authority than Wiltshire Council. Councillors were thanked for all that they do.</p>
2746	<p><u>Noted the following:</u></p> <p>Wiltshire Council contractors carried out clearance of the path from Wood Lane around the pond to Godswell Grove (CHAP 21). AO. to arrange for Volunteers to carry out some additional clearance and replace the styles with kissing gates - hopefully before summer.</p> <p>7th March 2020 Village Spring Clean-all volunteers welcome.</p>

Page 4 Matters Arising.		No further comments were put forward by the public and the meeting moved to the main business of the meeting. The minutes of the last meeting having been circulated were taken as read and approved. <u>Matters Arising</u>
Traffic	2747	<u>Traffic Group</u> - on further information on this.
Barthers development- Phone Box	2748	<u>Barthers farm updates</u> - none available
	2749	<u>Telephone Kiosk</u> . John Foster related the trail of activity on this since the last meeting. The Clerk reported that the BT decision was to retain the Telephone kiosk in its present position. The next consultation may be in 4 years' time.
	2750	Meeting re A36. No further information available.
Vacancy	2751	Parish Councillor Vacancy. The council are now in a position to coopt a member. A notice inviting applicants will be published and guidance on the role will be provided.
Protocol	2752	<u>Monthly Article for The Bridge</u> . The Chair discussed the possibility of this task being shared by councillors. The timings for this to be completed after the meetings have been reduced following the decision to move to meetings on 2 nd week of the month. This will be a standing item on each agenda. A councillor queried whether moving the meeting date back to the first Thursday of the month would ease this issue.
	2753	JF has agreed to complete the report for this month.
	2754	<u>Standing Orders</u> . Councillors consider updates to standing orders and E mail to Clerk to edit. Consideration of a brief document as summary to be given by Chair.
Planning Applications Thoulstone Farm	2755	<u>Application number 19/11065 Thoulstone Farm swimming pool</u> .
	2756	The decision of the council was to object. The concerns raised related to: <ul style="list-style-type: none"> • the excessive height of the building above the listed walled garden and impact on the Grade 2 listed farmhouse building. • the glass roof and the sunlight /light reflection for drivers on and exiting the A36 • the need for the present damage to the walled

2757

garden needing to be repaired
Councillors also questioned whether the swimming pool building could be sunk lower into the ground leaving the roof of the building less visible.

Application number 19/11575/FUL Land on the south west side of Black Dog Hill, Change of use of Land

The council strongly objected to this application for the following reasons particularly relating to Highway Safety:

The only access and exit to this site are from and to the 3 lane stretch on the A36, which is evidentially known for its speed of traffic, inappropriate overtaking and subsequent fatal accidents. Further accidents which have not been recorded have occurred where animals have been hit and killed, and cars seriously damaged.

The nature of this application with larger and slower vehicles needing to access and exit the site via the A36 will inherently increase the risk and number of fatal accidents on this stretch of road.

Traffic joining the A36 will join part way up the incline of Black Dog Hill and close to the brow of the hill where visibility of on-coming traffic and traffic exiting from the A3098 is already restricted. The inability to move at the same speed as the flowing traffic will inevitably result in crashes into large and slow vehicles exiting or overtaking of such vehicles and head on crashes into oncoming vehicles.

There is no legal reason why traffic wanting to turn right into the junction cannot do so and potential for accidents is again increased.

When this access was retained for the development adjacent to Short Street the traffic on the A 36 was not as fast nor as heavy as it is today. The present number of vehicles using this access is minimal and no less dangerous but the potential for more vehicles, larger and slower would be significantly increased.

Accessing the site for the proposed development will undoubtedly result in major accidents and potential fatalities on this already dangerous stretch of road.

2758	<p><u>Application number 19/11906/FUL Huntenhull Farm, Change of use of tractor shed to holiday cottage and regularise existing access track</u></p> <p>The council agreed to strongly object to this application for the following reasons:</p> <p>1. The application for the tractor shed within the SLA was granted permission in 2012 /13 based on agricultural need. The council whilst objecting to the retrospective application, reluctantly accepted that the agricultural need had been met.</p> <p>The council strongly object to the change of use of this building to a residential building. A residential building within the SLA is not seen as acceptable. Permission for the change of use of this building would set a precedent for future applications within the SLA.</p> <p>The Parish Council is consistent in its view that any building that is/was approved for agricultural use on the SLA should not then be able to be easily changed into residential accommodation. Such permission would undermine the whole planning process with individuals seeking to use agricultural use as the 'way in' to subsequent residential building.</p> <p>2. Within the previous retrospective planning minutes it states that no vehicular access would be required as the shed is to store a tractor and as such the tractor would leave and enter the shed across the existing fields. However, the change of use does require the existing access track to be regularized, removing the ability for it to remain grassed over as previously suggested. The traffic using the access would be increased significantly and Highway safety is a concern. There are no footways for pedestrians in this lane. The access is on an extremely difficult and narrow junction and in a very narrow lane, with limited passing bays and which is already seeing an increasing amount of traffic.</p>
2759	<p><u>Planning appeal APP/Y3940/W/19/3238918 Land at Huntenhull Lane -Sienna's Valley Farm</u></p> <p>No further information was available on the progress of this appeal.</p>
2760	<p><u>Planning appeal APP/Y3940/W/20/3244117 - Ganders Heath House Farm Lane Chapmanslade BA13 4AN</u></p> <p>Councillors reiterated the need to submit previous</p>

		objections. The appeal documents submitted would be circulated to councilors who would comment by E Mail regarding any additional information they would want submitted. Submission needs to be made by March 11 th , 2020. It was noted that documents still cannot be accessed from the Wiltshire website.	
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	2762	The meeting closed at 9.30 p.m.	

Parish Council planned meetings for the following month.

The next main meeting will take place on 12th March 2020 in the Village Hall.