BROAD CHALKE PARISH COUNCIL

Minutes of the 1055th Meeting of the

Broad Chalke Parish Council

held at the Village Hall, Broad Chalke on

Wednesday 8 March 2023 at 7:00 p.m.

ATTENDANCE

Mr T Hitchings

Mr E Fry

Mr J Alison

Mrs E Richter

Mr S Carter

Mr T Cave-Gibbs

Mr Martin Altham

Mr and Mrs P Jones, Mrs F Butcher, Mr T Kimber, Mr D Richter and Ashley Truluck were in attendance. The Clerk, Mr C Rothwell was also in attendance.

1. To receive apologies for absence. Cllr M Pickford, Cllr S Dawes and Wiltshire Cllr N Najjar.
2. To record Declarations of Interest. Cllr Hitchings declared a pecuniary interest in item 6 on the agenda (Planning subcommittee report on Land adjacent to Knapp Farmhouse) and Cllr Hitchings and Cllr Fry declared nonpecuniary interest in the Community Land Trust planning application as members of the CLT. Cllr Altham declared nonpecuniary interest in item 8 on the agenda as Treasurer of the Friends of Broad Chalke Playground.
3. Chairman’s announcements. The Chairman sought approval to amend the order of the agenda and take the planning item 13 on Construction of 6 new affordable homes first and then item 6 the Planning subcommittee report. This was agreed.
4. Planning application PL/2023/00911. Construction of 6 new affordable homes.

The Chairman set the scene and on the public consultation that had been undertaken over the last 3 years and, with the submission of the planning application, the Council is now been asked to formally consider it.

The Chairman invited Mr P Jones to address the meeting. Mr and Mrs Jones are owners of one of the bungalows adjacent to the proposed development site and so are directly affected by this application.

Mr Jones addressed the meeting with the following:

I understand that there is a need for affordable housing in the village, although I query how accurate the data is today, given that it was recorded in 2016. However, I OBJECT to the proposed housing development in Knighton Road for the following reasons:

-The site is good and productive agricultural land, so crops will be taken out of the food chain.

- When the Broad Chalke Neighbourhood Plan was produced, the Site Assessment Report stated that the proposed site in Knighton Road had "potential for small scale LINEAR development, which would need to be restricted in its extent to the west" The proposed plans do not represent linear development. It also states that "in almost every area (of the village), there is a single line of ribbon development." The proposed site layout does not take this form, but instead, that of backland infill. This is out of character with the village and therefore harmful to the character of the area. If the proposed housing ran parallel to the road, existing bungalows 11, 12 and 13 would not lose daylight or sunlight, and would maintain their open aspect and view over the countryside.

- Parking is currently inadequate and will not improve with further development along Knighton Road. Only 3 visitor spaces have been included in the proposed plans, which is short sighted in today's world.

-Flooding is already a huge problem in Knighton Road and will only be exacerbated without a complete overhaul of the current system. The soakaway system does not cope after heavy rain and any proposed housing will only add to the problem.

- The current sewage system is inadequate for the existing housing. A new, independent treatment system should be built to support the proposed development.

- Knighton Road has dangerous junctions at both ends and is unsuitable for heavy plant and increased traffic, being a single country lane, and is restricted to vehicles under 3.5 tonnes. There is no pathway between the site and the village centre or bus stop, except for a small section along The Causeway, which is around half a mile away. This makes it dangerous for pedestrians wanting to access the village from the proposed housing development.

- The main windows (living room and main bedroom) of existing bungalows 11, 12 and 13 will be overshadowed by the new 2 storey development, blocking daylight and sunlight, and forcing a serious breach of privacy, as will the gardens of bungalows 9 and 10.

The Chairman responded briefly in connection with the technical points on highways, drainage, parking etc and that the experts in Wiltshire Council will need to satisfy themselves that these matters are dealt with appropriately and not the Parish Council but that they are very good points. The Chairman then invited Ashley Truluck to comment from a Neighbourhood Plan perspective.

Ashley primarily addressed the matter of linear development and explained that the building line and curtilage does take a linear form in the sense that it is contained within the extent of existing Knighton Road properties but to avoid the suburban appearance the houses are not in one straight line which would be out of character for the village.

Ashley spoke about the position of the development and that the proposed homes have large back gardens backing onto the bungalows and his had been a deliberate design approach to increase the separation between them and the bungalows.

Dan Richter, Chairman of the CLT, then gave a brief background on the CKT, that there are 27 individual households on the housing list and so there is demonstrable need for the affordable homes this application seeks to provide.

Dan reviewed the measures that have been implemented following residents’ feedback through the consultation process. These included that the houses have been moved back 1.5 meters, roof heights have been lowered and the end properties have been ‘cranked’ back to open more of a view.

Dan invited further consultation with residents on the landscaping scheme as he considered there is some flexibility to achieve a more desirable outcome for residents.

There was discussion on the height/type of windows and particularly whether the dorma style might be replaced with roof mounted velux. Dan will take this back to the architects.

Parking was discussed as it was recognised there is an existing issue on Knighton Road with parking on verges on what is already a narrow road. This will also impact on highways safety and the vision splays from the proposed new access road. This is something for the Parish Council to pick up with Wiltshire Council.

Dan briefed the meeting on the approach to the sewage. The system is to be upgraded with some larger pipes and Wiltshire Council are to replace the sewage treatment plant.

In summing up, the Chairman made reference to the 25-30m separation of the bungalows from the proposed new houses and this being a significant distance, but he also recognised the concerns around existing flooding, parking and sewage and these are matters the Parish Council should address in its response to the application.

The Chairman thanked Mr and Mrs Jones for attending and for the points raised which the Council will take into consideration when it makes its decision on the application.

1. To receive report and decision from the Planning Subcommittee held on 22 February 2023 in connection with planning application PL/2023/00794- Land Adjacent to Knapp Farmhouse.

The Chairman had declared a pecuniary interest and in the absence of the Vice Chairman the Clerk presented the report that had been circulated with the agenda and is attached to these Minutes as a record.

The Council to submit objection to the application.

The Clerk offered to meet Mrs Butcher outside of the meeting to review the process followed by the Council.

1. To approve the Minutes of the meeting held on 8 February 2023 as a true and accurate record. Agreed
2. Matters Arising.

Recycling initiative with the hub. Outstanding

Volunteers register onto council website. Outstanding.

Footpath 43 signs. Outstanding.

Church car park lighting. Being discussed by the PCC.

Valley speeding initiative. Being discussed at SWWAB on 15 March. The Clerk to attend.

The Clerk had not heard anything further from Katie and Richard Jowett on the dog exercise area.

1. Report from Wiltshire Councillor Najjar. None.
2. To receive a Section 137 grant application from the Friends of Broad Chalke Playground.

Cllr Altham declared an interest as the Treasurer of the Friends Group and gave a resume of progress to date. A small committee has been established with Victoria Pickford as the Chairperson. Bank account now open. Grant of £200 received from the CV Fete. Have had discussions with Barford St Martin about equipment and fundraising and have made application to SWWAB for grant support.

The Friends are looking at a target of £60,000 to raise, and a principal source likely to be the National Lottery.

The Council discussed the support and agreed an initial £2000 allocation be ringfenced within this year’s budget with £200 of this being made as a S137 grant for start-up funding and which is within the Council’s authorised Section 137 spending limits.

A further allocation of £3000 be considered for approval in 2023/24 along with re assessing raising a special precept through the Council Tax to raise funds for the playground.

The Clerk reminded the Council that there will be a requirement to follow Council Standing Orders on procurement as the playground is a Council asset.

1. To receive update on Low Lane Project.

The Clerk briefed the meeting on current position, that LHFIG funding of £12,420 is in process of being transferred to the Council; that invoice has been sent to AONB for the £6.000, and that discussions with the contractor today could see a start on the access route tomorrow.

1. To receive update on Neighbourhood Watch

The Clerk has a meeting this week with a couple of residents that have expressed an interest in helping to organise.

Cllr Dawes is nominally the lead but has limited time currently, so a new councillor lead is perhaps appropriate if this is to be taken forward.

1. To Update on Coronation arrangements

The Clerk had been contacted by Henry Flint about the possibility of a street party on the Sunday. The Council is supportive, but it would need a community group to lead. The Clerk to revert.

1. To consider planning applications.

PL/2023/00909- Hatchfield Cottages, Manor Farm Road. Support.

PL/2023/00911. Construction of 6 new affordable homes. Support with comments.

PL/2023/01242- Sorrel Cottage Listed building consent. Support.

PL/2023/01034 Sorrel Cottage, South Street replace existing single storey extension and garage with new timber framed building. Support.

PL/2023/010667 Reddish House, South Street. Listed building consent. Support.

PL/2023/00917 Reddish House Removal of curved leaking Cupola to apex of Orangery, replace with new pyramid apex. Support.

PL/202301393. Conniston, South Street. 9 sycamore trees pollard. No Objection.

1. To receive Clerks Update

Bank Balance: £14,784.11. This excludes any Low Lane grants received; the £2000 approved at this meeting for the Friends Group and VAT has not been reclaimed for the current financial year as yet. The Clerks expenses are also to be settled.

Annual Parish Meeting arrangements need to be considered. Date is 10 May 2023.

Chalke Valley Fete and Show will take place on Saturday 19 August 2023 at CVSC.

The clerk advised that he would not be present at the April meeting.

1. Points of Information

Cllr Cave-Gibbs briefed the meeting on his deployment for the next 18 months that would impact on his attendance and councillor duties. It was agreed that the appropriate course of action was for him to step down and a councillor vacancy to be advertised.

The Chairman thanked Cllr Cave Gibbs for his support and work over the last few years and looked forward to welcoming him back in due course.

A handover of duties will be required and Cllr C-G to summarise the requirements around the defibrillator and the playground inspections.

Cllr Altham agreed to pick up the playground inspections.

The defibrillator checks need to be reassigned.

There being no further business the Meeting ended at 9.03pm