

**Minutes of the meeting of Alderbury Parish Council held on
Tuesday 10th August 2021 at 7.30 pm at Village Hall, Rectory Road, Alderbury**



Present: Councillors Elaine Hartford (Chair), Ken Bath, Michael Considine, Kim Diprose, John Fuller, Michael Huntley, Mel Lawrence, John Ridd, Barry Sloan.

In attendance: Wiltshire Councillor Richard Britton and Steve Milton (Parish Clerk)
Harriet Todd representing Tetra Tech, agents for the developers of the old football pitches at Junction Road (minute 6001 below).

5996. Apologies for absence

Apologies were accepted from Councillors Adam Hughes and Darren Mernagh who were away on holiday.

5997. Declaration of Cllrs Interests and dispensations

The Chair, Cllr Hartford, declared a non-pecuniary interest in the matter set out under minute 6003 below. Councillor Considine declared a non-pecuniary interest in the matter set out under minute 6002 below. In accordance with the National Code of Conduct the members were permitted to remain in the meeting and speak on the matter – both abstained from voting.

5998. Council meeting minutes

RESOLVED: that [the minutes of the last meeting held on 5th July 2021](#), be approved and signed as a correct record by the Chair.

5996. Accounts

RESOLVED: that [the schedule of payments](#) be approved and [the bank reconciliation report](#) be noted

5997. [PL/2021/05970](#): Rear two storey extension and single storey side extension - Mitchett, Southampton Road, Whaddon

RESOLVED: that the Council objects to this application for the following reasons:

- (1) The building by virtue of its scale, mass, design and siting beyond the building line, is out of keeping, incongruous and discordant with the neighbouring properties to the detriment of the character of the village;
- (2) The scale and mass of the proposal will have a detrimental impact on neighbouring properties through loss of light, overlooking and loss of privacy.

The Council requested Councillor Britton to exercise his right to call this application in for determination by Wiltshire Council's Southern Area Planning Committee.

5998. [PL/2021/06012](#): Rear single storey extension - Nursery Cottage, Folly Lane, Alderbury

RESOLVED: that the Council raises no objection to this application.

5999. [PL/2021/04320](#): Variation of condition 2 of appeal decision APP/Y3940/W/19/3225252 (planning application reference 18/07786/FUL) to allow amendments to plots 1-5 - Land adjoining Wagtails, Southampton Road, Alderbury.

RESOLVED: that the Council strongly objects to this application for the following reasons:

- (1) The non-compliance with the plans approved at appeal, has resulted in a development that has a very detrimental impact on adjacent properties in Junction Road by virtue of loss of privacy and private amenity, loss of light and significant overlooking;
- (2) The loss of mature boundary hedgerow, contrary to permission (during the nesting season), has exacerbated the overlooking issues associated with the fenestration to the rear of the properties;
- (3) The Council requests that Wiltshire Council determine whether the revised plans now submitted fully address all of the departures from the original planning permission granted on appeal; and
- (4) The Council urges Wiltshire Council to refuse this application and issue an enforcement notice requiring the developer to comply with the permission issued by the planning inspector.

The Council requested Councillor Britton to exercise his right to call this application in for determination by Wiltshire Council's Southern Area Planning Committee.

6000. [PL/2021/06579](#): Proposed two and single storey side extensions and alterations (Revision to approved application 19/06286/FUL) - 6 Twineham Gardens, Alderbury

RESOLVED: that the Council raises no objection to this application.

6001. [PL/2021/04201](#): Approval of reserved matters - 50 residential dwellings, pumping station and replacement guide hut with associated infrastructure, parking, landscaping, open space and works, all pursuant to permission 17/04001/OUT - Land previously occupied by Alderbury Football Club, Alderbury

RESOLVED: that the Council objects to this application for the following reasons:

- (1) Despite some positive changes, the urban design of the properties is incongruous and out of keeping with the rural character of this area of the village. In this respect, the Council strongly agrees with the comments submitted by Wiltshire Council's Senior Urban Design Officer and considers the application to be contrary to Core Strategy Policy 57 i, ii and vi. The current plans represent a very significant departure from the indicative plans submitted with the outline planning application – which incorporated sympathetic layouts, materials and designs.
- (2) The Council reiterates drainage concerns previously submitted in response to the original planning application and supports the comments of Wiltshire Council's Drainage Engineer (Comment No: WC-21-08-206079) and in particular concerns raised about:
 - a) Discharge rates
 - b) Sustainable drainage features
 - c) Point of discharge

Further, the Council is concerned that the current plans do not adequately demonstrate that there will not be additional water discharge (and consequent flooding risk) to neighbouring properties and particular the new football pitches adjoining the site;

- (3) The Council strongly supports the comments submitted by Wiltshire Council's Highways Development Control team, and without the incorporation (in their entirety) of the measures

detailed, this Council considers that the application will have a detrimental impact on highway safety, particularly for pedestrians accessing the primary school. Consequently, the application as it stands, is contrary to the Wiltshire Core Strategy;

- (4) The Council supports the comments submitted by the Wiltshire's Principal Development Officer, Housing Enabling Team and considers that, as now submitted, the plans do not adequately address local affordable and social housing needs;
- (5) The Council welcomes positive changes aimed at improving biodiversity on the site but feels this should go further and address the issues raised by the Salisbury Swift Group – comments submitted 3rd May, 2021. The Council welcomes the Arboricultural appraisal undertaken by the developers and considers this must be included as a condition of any subsequent permission, only if and when the other matters raised here are resolved in; and
- (6) The developer has failed to address concerns about the provision of additional parent parking at the beginning and end of the school day. A satisfactory solution was included in the outline plans but this has not been included in the latest proposal. The Parish Council believes this must be resolved before any development can be contemplated on the site and may be best achieved by an agreement (s106) between the developers and the football club for the extension, surfacing, maintenance and use of the football club car park plus the provision of fencing and a safe footpath link into the school site.

The Council requested Councillor Britton to exercise his right to call this application in for determination by Wiltshire Council's Southern Area Planning Committee.

6002. [PL/2021/06816](#): Single storey side extension, garage conversion into accommodation and associated works – Hamilton, Southampton Road, Alderbury.

RESOLVED: that the Council raises no objection to this application

6003. [PL/2021/06530](#): Construction of two storey extension to south east of dwelling for garage and bedroom over, alterations to existing first floor extension to achieve access alterations to porch roof – Bentley Cottage, Junction Road, Alderbury

RESOLVED: that the Council raises no objection to this application subject to a condition addressing the design of the garage door, which is considered to be out of keeping with the rural nature of the village.

6004. [PL/2021/07402](#): Electricity Overhead Lines notification – Hole Farm, Brick Kiln Lane, Alderbury

RESOLVED: that the Council raises no objection to this application.

The Chair, Cllr Hartford, closed the meeting at 9.00pm

Signed as a correct record

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Chair

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Date