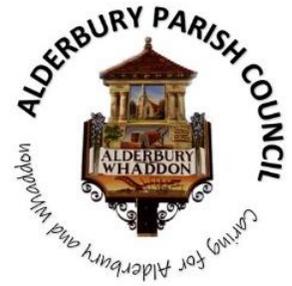


**Minutes of the Meeting of Alderbury Parish Council held on Thursday 9<sup>th</sup> June 2022 at 7.30pm in The Fountain Room, Alderbury Village Hall.**



**Present:** Councillors Elaine Hartford (Chair), Ken Bath, Michael Considine, John Fuller, Mike Huntley, and John Ridd.

**In attendance:** Wiltshire Councillor Richard Britton, Steve Milton (Parish Clerk), and eight members of the public.

**Public question time**

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Ken Carley:

- Thanked the Council for including an article in The Fountain magazine referring to the need to avoid hedge cutting during the bird nesting season.
- Referred to [a press release issued by Wiltshire Council](#) confirming that social housebuilding targets in Wiltshire had been exceeded. He hoped this would help to make the case against speculative development outside of the village settlement boundary.

Wiltshire Councillor Richard Britton

- Referring to Mr Carley's statement on social housing provision, stated that Wiltshire Council had not achieved a five-year housing supply, and this was tilting planning decisions towards developments outside of village settlement boundaries.
- Confirmed he would no longer be serving as Chair of the Southern Area Board or the Community Area Transport Group.
- Indicated that stricter rules would be applied to community area grants in future including the requirement for match funding for all grants.

**6185. Apologies for absence**

Apologies were received and accepted from Kim Diprose (family commitment), Adam Hughes (away from home), Mel Lawrence (long-standing commitment on Thursday evenings), Darren Mernagh (childcare) and Barry Sloan (holiday).

**6186. Declaration of Cllrs Interests and dispensations**

Cllr Bath (minute 6194) and Ridd (minute 6193) declared indirect interests in the matters indicated and remained in the meeting and spoke (but did not vote) on the matters concerned.

**6187. Council meeting minutes**

**RESOLVED:** that the [minutes of the last meeting held on Wednesday 11th May, 2022](#) are approved as a correct record and signed by the Chair.

**6188. Village Maintenance update**

Cllr Hartford updated the Council on the following matters:

- The path between Junction Road and Firs Road had been cut back by the footpath volunteers.
- Zip wire needs tensioning. Clerk to contact the provider.
- A replacement noticeboard was needed for Folly Lane.
- A hedge near the tennis courts was growing out over the footway and needed to be cut back.
- 'No Dogs' signs were now needed for the recreation ground.
- The seat at the entrance to The Copse needed securing.
- Permission has been sought for a memorial bench at the cemetery. Members agreed that subject to approval of the exact location and materials for the bench, the Chair should be permitted to agree this matter with the family.

**6189. Southampton Road Allotments**

Following the last meeting, the Clerk had contacted the new owners of the site to begin discussions about the future of the allotments. Legal advice has been sought from The National Association of Local Councils and advice has been received from The National Allotment Society – which appeared to confirm that the site was not afforded statutory protection.

**6190. Firs Road Development and Road Safety**

Cllr Fuller reported that on several occasions' trucks had arrived on site before the approved 9.30am start time and during the school 'drop-off.' This had been brought to the attention of the site agent. Work was continuing on the new access road and the improved pavement which would provide safer access to the new pedestrian access to the school closer to the football club car park.

Alderbury Football Club Secretary, Emma Burton was present and gave a short update on the progress of works at the club. The final stages of the internal fit-out and decoration were underway and work on the car park was progressing. The Club had secured further funding from the Football Foundation and Vistry Homes were assisting with the access and car park. Members asked Emma whether the Club would be prepared to allow the car park to be used for dropping-off of school children. Emma explained that the intention was to keep the main gates locked when the club was not in use to deter unauthorised access. The club sympathised with the needs of the school and would be happy to discuss arrangements further. She agreed to take the matter back to the Football Club Committee for further discussion.

**6191. Village Hall Solar Scheme**

The Council noted that the Clerk had submitted an expression of interest to the [Solar Together initiative supported by Wiltshire Council](#). A provisional bid to site up to fifteen solar panels on the roof of the Village Hall was submitted subject to a further detailed technical appraisal.

**Planning**

**6192. [Planning Application PL/2022/0310](#):** Outline Application for up to thirty-two dwellings with all matters reserved (except access) - Land to the East of Wagtails, Southampton Road, Alderbury, SP5 3AF

**RESOLVED:**

- (1) The proposed development lies outside of the Village Settlement Boundary (as set out in Chapter 6 and Appendix A of the Wiltshire Housing Site Allocations Plan, adopted February 2020) where development will not normally be permitted. Consequently, the proposal is contrary to Policies CP1, CP2 & CP23 of the adopted Wiltshire Core Strategy and the aims and objectives of the National Planning Policy Framework which all require a plan-led approach to new development. In coming to this decision, the Council notes that Wiltshire Council is currently exceeding the Core Strategy delivery targets for affordable homes (688 affordable homes secured in 2021-22), Therefore, the need for additional affordable housing on 'exception' sites cannot be supported despite Wiltshire Council's inability to demonstrate a five-year housing supply. Therefore, we conclude there can be no case to be made for setting aside Policies CP1, CP2 and CP23. In further support of this conclusion, The Council requests the LPA to undertake an assessment of development in Alderbury over the last 10 years and particularly developments at Firs Road and Matrons Farm, where significant housing has been delivered outside the settlement boundary of the village. Further exceptions cannot be justified based on housing need. Alderbury is not designated as a strategic settlement in terms of new development and does not provide the infrastructure, employment opportunities or social facilities required to satisfy the sustainable settlement hierarchy set out in the Wiltshire Core Strategy Policy 1 and in the National Planning Policy Framework.

- (2) The proposed development would add significant traffic and car movements on to the A36 Alderbury Bypass contrary to the policy set out Paragraph 5.126 of the Wiltshire Core Strategy which states that *“strategic growth is not appropriate for the Southern Wiltshire Community Area. This is in part due to congestion on the A36, particularly at the Alderbury bypass, which has been raised by the Highways Agency. A transport assessment is required for all major applications proportionate to the scale of development which must include an assessment of congestion on the A36, particularly the Alderbury bypass and how the development proposal would affect this issue.”* The current application fails to address this issue and must be refused.
- (3) The proposed development, by reason of its substantial overall mass, density and concentration of dwellings is out of scale with the long established immediate and neighbouring residential area (which are characterised by large residential plots bordering the development site and in the neighbouring area). It constitutes an overdevelopment of the site that would be out of keeping with the rural woodland setting of the village and would in consequence be detrimental to its character. For these reasons, the proposed development is considered contrary to Core Policy CP57 of the adopted Wiltshire Core Strategy and the advice set out within the Council's adopted Supplementary Planning Guidance design guide 'Creating Places' and the aims and objectives of the NPPF.
- (4) The applicant has failed to demonstrate that the proposed development can be suitably and effectively drained in respect of foul and surface water. In particular, the plans show insufficient details to enable any proper assessment to be undertaken. The drawings show an uphill flow to Junction Road where foul drainage has been found to be unsatisfactory. There are also no proper measures incorporated to attenuate run off from the site into neighbouring properties and onto the new development immediately to the East off Firs Road. The Council supports the views of LLFA submitted to the LPA on 10<sup>th</sup> May. Consequently, the proposal fails to satisfy Core Policy CP57 of the adopted Wiltshire Core Strategy and the aims and objectives of the NPPF.
- (5) The Council considers this development is contrary to Policies CP50, CP52 & CP57 of the adopted Wiltshire Core Strategy and saved SDLP policy C9 by which all development should seek opportunities to enhance biodiversity. The application site (a former mixed woodland) was entirely cleared of trees and habitats prior to the submission of the planning application. The submitted Ecology Appraisal (Andrew Black, April 2022) suggests that the ecological issues at the site have been identified. However, this report and the survey conducted to inform its production were undertaken after the site had been cleared. The clearance of the entire site prior to determination of the planning application has meant that there has been no opportunity for the Council to comment on or influence the proposed layout of the development in terms of biodiversity and the retention and protection of ecological features that were present on site. The NPPF 2018 and Section 40 of the NERC Act 2006 places a duty on LPA's to only permit developments that will result in a net biodiversity gain, and this is augmented by means of CP50 of the Wiltshire Core Strategy. Given the clearance of the entire site of woodland habitat, the limited ecological enhancements proposed in the submitted Ecology Report and lack of compensatory measures or soft landscaping proposed, the Council considers this development has already resulted in a total net loss of biodiversity contrary to Core Policies CP50, CP52 & CP57 of the adopted Wiltshire Core Strategy and saved SDLP policy C9. The Council therefore concludes that the application would have a detrimental impact on biodiversity, ecology, and landscape for the following reasons:
  - a) Fails to restore, enhance, or create natural habitats
  - b) Fails to protect and enhance ecological networks and ecosystems
  - c) Fails to preserve woodland

- d) Fails to ensure that valuable features and characteristics are protected and enhanced,
- e) Fails to secure the protection of Wiltshire's green infrastructure network
- f) Fails to protect, conserve, or enhance landscape character

- (6) The Council considers that the application fails to achieve the standards demanded by Section 8 'Promoting healthy and safe communities', para 91 of the National Planning Policy Framework for the reasons stated by the Wiltshire Police Designing Out Crime Officer Accredited Secure by Design Assessor in her representation dated 8<sup>th</sup> June 2022 which are fully endorsed by the parish council.
- (7) That, in connection with this matter, a letter be sent to John Glen MP setting out the Parish Council's concerns about the impact of Wiltshire Council's failure to secure a 5-year housing supply.

**6193.** [Planning Application PL/2022/03551](#): Erection of one detached dwelling, garaging, and associated works (Outline application relating to access and layout - Resubmission of 20/10322/OUT) - Land Adjoining One Oak, Lights Lane, Alderbury, SP5 3AL

**RESOLVED:** that the Council raises no objection to this proposal.

**6194.** [Planning Application PL/2022/03851](#) and [PL/2022/03903 \(L/B\)](#): Partial change of use from pub to farm shop with internal and external alterations - Three Crowns, Whaddon, SP5 3HB

**RESOLVED:** that the Council raises no objection to the diversification of the business use of the Three Crowns provided this supports and retains the existing public house and therefore recommends the following condition is attached to any approval:

The farm shop and holiday letting accommodation shall operate only as ancillary to the primary business of the public house and shall be permitted solely to secure the future sustainability of the pub. Any closure of the public house shall require a change of use application for the whole premises and be subject to the viability tests required in the Wiltshire Core Strategy.

## **Finance**

**6195. Budget Monitoring Report – Month 2**

[The Council noted the budget position at 31st May, 2022.](#) There was some discussion about the need to improve the reporting of reserves held by the Council. The Clerk undertook to review the reporting of reserves.

**6196. Bank Balances and Bank Reconciliation - 31<sup>st</sup> May 2022**

The Council noted [the bank balances and bank reconciliation at 31st May, 2022.](#)

**6197. Accounts for Payment**

**RESOLVED:** that [the schedule of payments be approved.](#)

## **Council business**

**6198. Reports from Outside Bodies**

The Chair reported that she had attended the Downton Area Police Neighbourhood Tasking Group. The Police had promoted the Crimestoppers service for anonymous reports of suspected crime and antisocial behaviour. Residents could use [the online reporting system](#) or the confidential phone line 0800 555111. It was agreed to promote this service in The Fountain.

Cllr Huntley reported that the Village Hall Committee was on the lookout for new members. The Chair reported that she had replied to a request for information from the Village Hall Committee

regarding the siting of hot food takeaway vans in the car park. She had confirmed that while the Council had no objection in principle the final decision and any restrictions – fees, location, nights of use, etc - needed to be agreed with the Village Hall Committee.

**6199. Correspondence**

There were no urgent matters

**6200. The Fountain magazine**

It was agreed that the Clerk submit a report based on the contents of these minutes.

**6201. Dates of future meetings**

The Council noted the following meeting dates:

- Monday 4 July 22
- Tuesday 9 Aug 22 (provisional)
- Tuesday 6 Sep 22
- Wednesday 5 October
- Thursday 3 November
- Monday 5 December

The Chair closed the meeting at 10.00pm

Signed as a correct record

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Chair

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Date