

PEWSEY PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD ON WEDNESDAY 21st AUGUST 2019
IN THE BOUVERIE HALL, PEWSEY

PRESENT: Cllr Deck (Chairman), Cllr Mrs Hunt, Cllrs Mrs Dalrymple, Ann Hogg, Mrs Saunders, Mrs Stevens, Cllrs Carder, Eyles, Ford, Hagan, Haskell, McGarry, Morris, Smith and Stevens.

IN ATTENDANCE: Alison Kent (Clerk) and members of the public.

1. APOLOGIES: Cllr Mrs Carmichael-Owen and Cllr Del Mar.

2. DECLARATION OF INTEREST: None.

3. MINUTES OF THE LAST MEETING: All being in agreement, the minutes of the meeting held on 31st July 2019 were signed as a true record by the Chairman.

4. PLANNING: Decisions from Wiltshire Council

1. 19/05051/FUL FULL PLANNING PERMISSION GRANTED for proposed installation of 2 x 4000 LPG tanks to serve 9 dwellings and associated works at Land to the south of Old Hospital Road, Pewsey for Spire House Developments Ltd.

5. PLANNING: Plans for Discussion

1. 19/07205/FUL FULL PLANNING PERMISSION for proposed single storey rear extension, internal alterations and dropped kerb at 55 Broadfields, Pewsey for Mr and Mrs Harrogate.

WE SUPPORT THIS APPLICATION

Cllr Stevens, seconded Cllr McGarry

14 for, 1 abstention

2. 19/07201/FUL FULL PLANNING PERMISSION for erection of single storey side extension at 34 Broadfields, Pewsey for Mr R. Louden.

WE SUPPORT THIS APPLICATION

Cllr Ford, seconded Cllr Carder

All in favour

3. 19/07212/FUL FULL PLANNING PERMISSION for proposed erection of 8 x 2 bedroom and 1 x 4 bedroom dwelling and associated works at land off Old Hospital Road, Pewsey for Spire House Developments Ltd. Letters of objection had been received and were read out.

WE SUPPORT THIS APPLICATION

CONDITIONAL ON THE RESOLUTION OF THE FOLLOWING:

This is the second application for 9 dwellings within half a mile of each other, the first (17/01294/FUL) was granted on 26th May 2017 after which the site was sold with planning permission to Spire who have submitted the current application under scrutiny. Both these applications are for 9 houses which is one under the Government qualifying number for affordable housing. We note, with interest, the development is referred to as Phase 1 and Phase 2 in the documentation submitted. This is in fact not the same as the Wiltshire Core Strategy where policy 43 requires affordable housing to be provided in Pewsey's case at 40%, over the limit of 5 houses in rural areas. Pewsey is a rural area.

We are given to understand that a viability review has been submitted with the application but, for commercial privacy reasons, the Parish Council is not allowed to see it. It may well give reasons as to why the provision of affordable housing would make the scheme unviable and that Core Strategy policy 43 can be evaded. If the planning officer handling this application agrees the viability review we will not receive, as with the Phase 1 application, any affordable houses. In other words, 18 houses will have been built in close proximity of each other with no S.106 provision whatsoever.

We quite understand that CIL will be paid but also know that regulations allow S.106 funds may run in parallel and that the community may receive planning gain as well as the infrastructure levy.

We are therefore requesting in the absence of any affordable houses a S.106 agreement is made with the developers to provide £20k to be used to provide an extension to Pewsey Vale Football Club’s pavilion in accordance with policy 9 of the Pewsey NDP. This is a small price to pay when no affordable houses are being built on either development.

We believe that all surface water from phase 1 and the new development should initially go into the balancing pond and there should be an interceptor/s for any run-off before it goes into the river. It is considered essential that with the increased volume of traffic from the two developments warrants, with regard to road safety, a mini-roundabout at the junction of Vale Road and Old Hospital Road. It does not state in the design and access statement what energy is to be used for these dwellings and we would like to be informed.

Cllr Morris, seconded Cllr Mrs Hunt
14 for, 1 abstention

6. CORRESPONDENCE:

- 1. The Planning Inspectorate – appeal decision in favour of Inlands Farm.
- 2. WC – update on enforcement action at 97 High Street. The posts and fencing must be removed and replaced with hedging.

Payments for Approval

Cllr Mrs Stevens proposed approval of the payments as listed, seconded Cllr Carder, all in favour.

7. FULL COUNCIL INFORMATION AND ACTION: Cllr Haskell reminded members there were no meetings next week but Area Board on 2nd September at Woodborough.

8. ITEMS VIA THE CLERK: None.

There being no further business the Chairman closed the meeting at 8.03pm.

Signed..... Date.....