**Draft Minutes of the Meeting of Teffont Parish Council held on 14th November 2017 in the Village Hall.**

**Present:** Cllrs Aspden, Cordle, Deane, Fisher, Wood and Worth

## **In attendance:** Parish Clerk, Cllr Wayman, 12 members of the public

## **Apologies:** Cllr Blamey

There were no questions from members of the public.

Report from Cllr Wayman.

Wiltshire Council is ready with the gritters for the winter. Salt and grit is available for Parishes if more is needed.

Wiltshire Core Strategy, now called the Local Plan is open for consultation for the period 2016-2026.

The number of new houses required in Wiltshire remains the same but the requirement in the Salisbury area which includes Teffont is 8250 houses. This has been reduced from previous requirements.

Parking charges and waste consultations are about to close.

Mr Button (Highways Officer) would like the banner outside the village hall removed.(This is on the Agenda for later.)

Cllr Wood opened the meeting at 18.32

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|  | **To receive and accept apologies.**Cllr Blamey – unexpectedly delayed. |
|  | **Exclusion of the press and public**None. |
|  | **Declarations of Interest.**Cllr Fisher re Corrindale planning application. |
|  | **Chairman’s announcements.** None. |
|  | **Minutes of the meetings held on 12th September and 18th October 2017.**To confirm the previously circulated minutes as a true and correct record. The previously circulated minutes were approved by Councillors with one minor amendment to the planning minutes. They were signed by the Chairman as a true record of the meetings held. |
|  | **Planning – Determined Applications.** To note any decisions made on Planning Applications considered by Teffont Parish Council.1. **17/08571/TCA Corrindale, Teffont.** - Approved
2. **17/08997/TCA Sunrise, Teffont.** – Approved.

Noted. |
|  | **Planning – New Applications.** To consider the following planning applications and to make a response to Wiltshire Council planning. * 1. **17/10513/FUL Barnmead,Teffont,**

In accordance with TPC’s Standing Orders, the public were offered the opportunity to speak on this application. Mrs Zissis (Applicant) stated they were purely putting on a utility room and adapting inside space to improve the living accommodation.Cllr Fisher asked if the proposed skylight would have a blind on it to prevent light pollution. Mrs Zissis confirmed it would. There were no other questions or comments from Councillors.The Clerk will report back to the Planning Department stating that TPC supports the application but would like it confirmed that there will be a blind on the skylight to prevent light pollution.* 1. **17/06709/FUL Corrindale, Teffont.**

In accordance with TPC’s Standing Orders, the public were offered the opportunity to speak on this application. Mr Edwick,(on behalf of the applicant) recapped the comments from TPC August meeting and the Conservation Officer (CO). There were light and privacy issues with Reads Cottage. The CO had clearly set out changes he would like to see.Mr Edwick stated that the applicant had addressed all the CO’s concerns. The proposed property had been moved back on the plot by 1.5m and dropped down by 0.5m. The hard landscaping had largely been removed to improve the street scene.The undercroft will help hide cars though turning space was required on the property.To maintain privacy for Reads Cottage the green screen will be maintained and there are no windows overlooking.Mr Edwick suggested if a hedge was planted and allowed to grow to 6ft along the border with Reads Cottage, Sylvan would be completely hidden from Reads Cottage.Mrs Taylor (objecting) stated she felt the plans had changed very little. The proposed house was still closer to Reads Cottage than to the applicant’s property to the south and was still positioned forward of Reads Cottage and Corrindale.The potential obstruction of light continued to be an issue for the Taylors.The drawing of the street scene was very misleading with the boundary between Reads Cottage and Sylvan being incorrectly positioned making the proposed building look further away from Reads Cottage than it actually is.The ridge is still 1.78m higher than Reads Cottage.Mrs Troup (objecting) suggested the site was one of few remaining areas of open space in the village and should be preserved. The scale of the proposed house had not changed and the applicants have completely ignored the CO’s suggestion of a one and a half-story building.She said the applicants have argued there is little property in the village for young families seeking affordable houses. She suggested that this is an opportunity, if there has to be a property built, for such a house to be considered.Cllrs questions.Cllr Cordle asked for clarity re hedging on the boundary between Reads Cottage and Sylvan. Were the leylandii the boundary and how accurate was the drawing Mrs Taylor referred to? Mr Gregory (Architect) said the drawing was a representation and not accurate, but that it was not his intention to mislead anybody.He confirmed that the leylandii are on the site and not the boundary which was further towards Reads Cottage.Cllr Deane requested confirmation that the house is more centrally positioned on the plot and Cllr Worth asked for clarification of the ridge height. Mr Gregory confirmed both these things.Cllr Fisher asked for confirmation the graves on the plot would not be disturbed and if possible could they be fenced off to protect them. The applicant confirmed the graves will not be disturbed.Cllr Aspden asked why the proposed property could not be moved further south. Mr Gregory explained that there were many issues re positioning the house including space for cars to turn, it was as far south as he could reasonably position it.Cllr Wood asked Cllrs for their comments on the application.Cllr Aspden considered the application to be still too close to Reads Cottage, the proposed hedge was not a good solution and the application impinged on an area of open space in the village.Cllr Fisher expressed concern that the two graves on the site will be protected. Cllr Worth stated the plans were better than the earlier ones but the ridge line was still too high.Cllr Deane said the plans had been “nudged” and a property would inevitably be built on the plot. He felt the applicants had listened to all the previous comments and adopted many of the changes requested.Cllr Cordle felt his comments were unchanged from the previous meeting. He thought there was an issue on whether the plot should be built on at all with its impact on the street scene, the open spaces in the village and its impact on the village as a whole.Cllr Wood said he agreed with the CO and further amendments needed to be made.Cllrs voted, 4 objected, 1 abstained and 1 supported.Cllr Wood proposed that TPC object to the application for the following reasons.* The height and size of the building.
* Its position on the plot.
* It does not comply with either the Wiltshire Core Policy or the Village Design Statement recommendations.

The Clerk will report back to Planning Department stating that TPC objects to the application for the reasons given above. |
| **8.** | **Finance****Accounts for the Year ending 31st March 2018.**1. To note the bank balance for Teffont Parish Council which is £11,448.80.

Cllrs noted that the balance agreed with the account figures prepared by the RFO and are therefore properly reconciled as at 14th November 2017.The Chairman and RFO signed the accounts as a reconciliation certificate to this effect.1. To review the financial forecast for the year ending 31st March 2018.

Payment for restoration of the bench needs to be forecast in this financial year.1. To note the payments made from the Council account since the last meeting.

Noted.1. To approve payments due – see separate sheet.

All payments were agreed and cheques issued. |
| **9.** | **Teffont Trust**Cllr Wood moved this agenda item to the January meeting.Cllr Worth told Cllrs that she had met Martin Kemp (SDBE Estates Manager) at a meeting and he had stated the church are still keen to sell Teffont Village Hall.For discussion at the January meeting. |
| **10.** | **Proposed purchase of a SID.**Cllr Worth reported that Chilmark and Barford were no longer part of the consortium. Mr Nicholson had withdrawn from running the scheme in Teffont and Cllr Worth thought Dinton wanted to go it alone having spoken again to Charles Smith who is coordinating the scheme.Cllr Worth will speak to the Clerk in Chilmark to see if they want to pursue this with Teffont. |
| **11.** | **Results of 20mph questionnaire.**. The recently completed questionnaire showed strong support from villagers to slow traffic. The Clerk will write to Mr Harris formally requesting the proposed 20mph zones be considered, enclosing the results of the questionnaire.Cllr Deane informed Councillors that he had been advised that to implement a 20mph scheme in Teffont Evias would cost around £6,000, and in Magna around £50,000. The matter was adjourned until clarification of these matters could be obtained. |
|  **12.** | **Banner outside the Village Hall.**There had been numerous complaints from villagers about the banner on the approach to the village advertising the village hall. David Button (Highways) had also requested it be removed. It was removed yesterday.Cllrs requested the Clerk write to TVHC asking that it is not put back up. |
| **13.** | **The Stream.**Cllr Fisher presented a brief statement outlining current issues with the Teff. She is gathering more information and would like a discussion at the January meeting about best ways of maintaining the stream considering biodiversity and flooding.Cllrs requested that Cllr Fisher liaise with Mr Jones on management of the stream re flooding and that he should be invited to the meeting.There was a River Corridor survey carried out in 1996. A biological survey, followed by an hydrological survey enabled the Environment Agency, in 1997, to produce a leaflet to help riparian owners with stream management. This balanced ecology with flood risk. |
| **14.** | **Footpaths.**Mrs Edwards was unable to attend the meeting but submitted a report on the footpaths. The Ramblers Association had cleared the path to Dinton Park and are willing to help clear other paths as necessary. They will also put up or mend signs. They do not charge for this work. Councillors agreed that the clearance of footpaths and bridle paths should, where possible, be done on a village self-help basis, potentially with the help of the Ramblers rather than by a contractor. |
| **15.** | **Clerk’s report.** First Aid Course is going ahead but the date still needs to be confirmed. The Clerk will write again to St John’s Ambulance with dates in January and February.There are 12 places available, Cllrs will be invited first, then villagers who TPC considers need to be trained. If there are any spaces left it will be put out to villagers to apply.The Clerk reported she had written to Planning Officers regarding the lack of notice of the revised plans at The Thatches and Corrindale, causing particular difficulties to both the Applicant and the Parish Council in the case of The Thatches.  |
|  **16.** | **To note any items to be reported to Highways** for the Parish Steward / Community Team list.Fingerpost knocked down on the junction of Teffont Evias/Tisbury Road.FlytippingRubbish along road out of village up to A303. |
| **17.** | **Items for the next agenda.** Please note that any items for the agenda should be sent to the Clerk by 9am on 29th December 2017. |
|  **18.** | **Date of next meeting:**  The next meeting will be at 18.30 on 9th January 2018 in Teffont Village Hall.Cllr Wood closed the meeting at 19.45. |