**Minutes of a Meeting of Teffont Parish Council held on 12th November 2019 in the Village Hall.**

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

## **In attendance:** Cllr Wayman, Parish Clerk, 9 members of the public

## **Apologies:** Cllr Aspden

Cllr Wood invited members of the public present for any remarks or comments.

Mrs Bladen spoke about agenda item 12, Teffont Road Safety. The proposal was to link the Village Hall to above Sunrise with a footpath to improve safety for walkers. She said there were two options, either a pavement along the road or a marked pathway on the road. Cllr Wood thanked her for her comments and looked forward to discussing this in the meeting.

Cllr Wayman reported that:

Wiltshire Council Boundary Commission Review had made their final recommendations.

WC are ready for winter with new gritting lorries that are much better as they direct grit in the right place and use less grit than the previous lorries. There is the opportunity to submit names for the lorries on WC website or social media.

A campaign has been launched with rewards for any information leading to the arrest of fly tippers.

Cllr Wood opened the meeting at 18:30

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|  | **To elect a Chairman** for the remainder of the council year 2019 – 2020.  This item was moved to later on in the meeting, see item 21. |
|  | **Signing of the Declaration of Acceptance of Office of Chairman** to be signed by the Chairman.  See item 21. |
|  | **To receive and accept apologies.**  Cllr Aspden – on holiday |
|  | **Exclusion of the press and public.**  None required |
|  | **Declarations of Interest.**  Cllr Deane re pre-application at Farmer Giles Farmstead. |
|  | **Chairman’s announcements.**  The Chairman stated he had agreed to Chair this meeting and a new Chairman would be elected at the end of the meeting when he would stand down as a Parish Councillor and Chairman. |
|  | **Minutes of the meeting held on 10th September 2019 and 1st November 2019.**  The previously circulated minutes of 10th September2019 and 1st November 2019 were approved by Councillors. They were then signed by the Chairman as a true record of the meetings held. |
|  | **Planning – Determined Applications.**  **19/07144/FUL Sunrise,**  Demolish Existing Dwelling & Erect New Replacement Dwelling (resubmission  of19/00604/FUL)  The documented application was noted. This had been discussed at a previous meeting, minutes are available. |
|  | **Planning – New Applications**  **19/09738/FUL**, **Teffont Woodland**  Conversion of Forestry building to tourism accommodation (holiday let)  Cllr Wood invited comments on this application from members of the public. Mr Hewlett, the applicant, stated that the application spoke for itself and he had nothing to add. Cllr Wood thanked him and asked if he would answer any questions from Cllrs that may arise in discussion which he agreed to do. There were no other comments.  Cllr Wood invited Cllrs questions.  Cllr Deane felt the application was muddled, was it an application for a holiday let or a caravan site? Mr Hewlett confirmed the application was for conversion of the building and nothing to do with their existing permission for 5 caravans on the site. Cllr Deane questioned the CL license submitted on line as part of the application as it appears to be a request for a license not an actual license.  Mr Hewlett confirmed that there is water and a septic tank on the site.  Cllr Worth questioned the Bat Survey. Mr Hewlett explained that although there are no bats in the building the area is “bat friendly” and therefore annual bat movements in the area are undertaken.  Cllrs suggested that a holiday let is still a residential building. Mr Hewlett stated that the previous application was refused due to it being for residential use. By applying for tourism use, Julie Mitchell, the planning officer, had suggested it might be looked at more favourably as it would bring money to the rural area.  Mr Hewlett was asked if he had a business plan, he has not. Cllrs thought it would be wise to submit one with the application to show the application was a viable option.  Cllrs comments  Cllr Blamey reminded Cllrs that this application was refused by WC quoting from the refusal document. As this application was fundamentally the same in all but name it did not address concerns raised by WC.  There were concerns the business would not be viable as there are no local resources.  Light pollution could be an issue with the building and caravans on site.  Cllr Wood summarized the discussions. He said the application had been complicated by the introduction of the caravans which were not part of this proposal though were mentioned in the previous refused application as having Caravan Club permission to be on site. The objections in the refusal from WC had not been addressed. There appeared to be no difference between residential and holiday let as far as converting the building was involved but a holiday let could bring more traffic into the village with the potential for the building and 5 caravans on site being occupied 365 days of the year.  Cllr Wood proposed the application be refused. Cllrs agreed. The Clerk will submit comments to WC.  **b)** **19/08589/FUL Riverside, Teffont Evias**  Block up 3 slit windows, replace non-matching stone  below window, install soil pipe from top floor to add shower room  There were no comments from members of the public present. Cllrs had no questions or comments.  Cllrs voted to support this application. The Clerk will inform WC Planning. |
| **10.** | **Finance**   * 1. Councillors noted the bank balance for Teffont Parish Council which was £13961.90.   Cllrs noted that the balance agreed with the account figures prepared by the RFO and are therefore properly reconciled as at 12th November 2019. The Chairman and the RFO signed the accounts as a reconciliation certificate to this effect.   * 1. Councillors reviewed the financial forecast for the year ending March 2020. There was a discrepancy with the underspend/overspend figures. The Clerk accepted this was probably her mistake as she is not confident using Excel and has difficulty updating the forecast figures. Cllr Wood will look at the figures tomorrow to see what has happened.   2. Cllrs noted the payments made from the Council account since the last meeting.   3. Councillors approved payments due.   4. R2 funds noted. |
| **11.** | **Pre-application Farmer Giles Farmstead**  Landscape improvements, building demolition & new house at Farmer Giles Farmstead.  Cllr Deane left the table to sit with the members of the public present.  The Chairman explained that this was a pre-planning application. Cllrs would consider it as if it was a submitted application but there would not be a decision made at the end. Hopefully there would be some advice for the applicants to put into any future planning application.  The Chairman invited Mrs Corrie-Deane to explain their proposals. She stated that comments from previous applications had been addressed, she was very grateful for TPC’s support of previous applications and hoped for their support again. She invited Tim Reeve (Architect) to explain the plans.  Mr Reeve showed Cllrs some drawings of the proposed application. He stated it was a more radical clear up of the site to restore it to a more natural landscape. Indigo Landscape Architects had been consulted at length on ways to improve the site.  It is proposed that all buildings, except the horse barn will be demolished with most of the hard core also being removed.  The proposed house would be sited on the pond site meaning no earth works would be required. Landscaping would hide buildings from the public view as much as possible and the entrance to the site would be landscaped so as not to appear like a business anymore.  Light pollution had been addressed. There would be no outside lights apart from movement sensitive lighting to allow safe movement around the site.  Cllr Wood invited any comments from Cllrs.  Cllrs thought it was a good proposal and it would be sympathetically received by TPC if submitted. Councillors welcomed the approach taken to the landscaping and the revised siting of the proposed house. The Chairman reminded Mrs Corrie-Deane that the site is an AONB and an important consultee. Mrs Corrie-Deane said the plans reflected that consideration.  There was concern re further buildings being added at a later date but this would require another planning application and nothing could be added without that.  Cllrs were very pleased that from the drawings it looked like the site would be returned to a more natural landscape. Mr Reeve said that was the intention. |
| **12.** | **Teffont Road Safety**  To discuss letter from Mr Bladen re footpath alongside Sunrise on the B3089  Cllrs agreed a footpath would be beneficial to walkers and the owners of Sunrise, but were concerned that the proposals would be very difficult to implement.  Cllr Deane said there were footpaths of both designs in the county and that TPC could apply to CATG for permission to install one. TPC would be required to pay about 25% of the cost. In his duties as a community road watch co-ordinator for the village he told Cllrs that approximately 200 vehicles pass through the village at peak times of the day.  Cllr Worth asked if it was feasible, the road being very narrow with steep banks or stone walls either side. Cllrs agreed the road marking option would be as dangerous as walking on the unmarked road, but a full pavement could work. However, it would have to be cut into the bank to avoid narrowing the road any further. There is only just room for 2 large vehicles to pass at the moment.  Cllrs agreed the landowners should be approached to ask if they would give up a strip of land for the footpath to be installed.  This will be discussed again at the next PC meeting with landowner’s responses. |
| **13.** | **To select a Parish Councillor to be a Trustee for Teffont Trust.** Following the resignation of Cllr Wood a member of the Parish Council is required to be voted onto the Teffont Trust as a Trustee.  Cllr Blamey suggested delaying until the January meeting as there would be a new Chairman and Councillor then. Cllrs accepted this and asked the Clerk to write to Mr Homan stating TPC’s position. |
| **14.** | **30mph limit on Old Dinton Road**  Cllr Fisher requested a review of the speed limit on the Old Dinton Road. Large lorries, farm vehicles and other traffic volume had increased and appeared to be speeding along this narrow road.  There is a 30mph restriction at Mr Webb’s cottage, she wondered if this part of the road into the village could be included in the 20mph zone. Cllr Deane will investigate this. |
| **15.** | **Repair of fingerpost by Wren’s Cottage**  Cllr Blamey had obtained one quote from Mr Scott of £210 to replace the three fingers. He will obtain another. Cllr Deane suggested approaching Malcom Cullimore. The Clerk will pass on his details to Cllr Blamey.  Cllr Fisher requested the quotes included the type of wood to be used. |
| **16.** | **New arrivals and departures in the village**  Cllr Wood asked that any new villagers be made known to the Clerk. He used to send out a welcome letter to them. He asked for a volunteer to take over this role. Cllr Fisher said she would be happy to take on the responsibility. |
| **17.** | **Repair of village green railings and cleaning of stones around.**  Cllr Cordle and Cllr Fisher had looked into repairs. They suggested replacing the post and railings with something more substantial and getting the stones bordering the layby cleaned and exposed again.  They will obtain quotes for the next meeting. |
| **18.** | **Clerk’s report**  1. The Clerk reported the restored bench had been positioned in Teffont Magna churchyard as agreed with the PCC at their July meeting.  2. The First Aid courses were completed. Those who attended found the course very useful and worthwhile. Sadly, of the 48 places available although 37 were booked there were 12 non-attenders without any notice to the Clerk to give her a chance to refill the spaces.  Cllrs still felt it was worth doing and asked if any more were booked. There are no further courses booked at present. |
| **19.** | **To note any items to be reported to Highways** for the Parish Steward / Community Team list.  The road signs in the village need cleaning as do the railings that were painted by the parish steward a few years ago.  Road signs that are knocked askew generally only need propping back up and healing in which the Parish Steward hopefully could also do. |
| **20.** | **Any Other Business**  Cllr Worth showed Cllrs a picture of a countryside footpath notice she saw in Wilton. Cllrs requested she follow up on who designed it and the costs involved. |
| **21.** | **1. To elect a Chairman**.  Cllr Wood asked if any Cllrs would like to put themselves forward to be Chairman or would like to nominate anyone. There were no suggestions.  Cllr Wood then proposed Cllr Worth as Chairman. Cllrs Deane, Blamey and Cordle agreed. Councillor Fisher supported the proposal until elections in May 2020.Cllr Worth accepted the position.  **2. Signing of the Declaration of Acceptance of Office of Chairman** to be signed by the Chairman.  Cllr Worth signed the declaration of acceptance and took over the meeting. Cllr Wood stood down. |
| **22.** | **Items for the next agenda.** Please note that any items for the agenda should be sent to the Clerk by 9am on Friday 6th January 2020.  Fingerpost repair quotes  Village green railing repair quotes. |
| **23.** | **To confirm the date of the next meeting as 14 January 2020.** |

Cllr Worth closed the meeting at 20.06