

**Teffont Parish Council**  
**Parish Clerk: Madeline Honeybourne**

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**Minutes of Extraordinary**  
**Meeting 17<sup>th</sup> January**  
**2020 at 18:30**

**Those present:**

P.Cnllrs: E. Worth (Chairman). R. Blamey, G. Cordle. I. Johnson. T.Deane  
Also in attendance: Councillor Wayman. M. Honeybourne (Parish Clerk). 4 members of the Public.

**Meeting convened : 18:30**

**Questions or Statements from the Public:** 2 issues were raised.

- The Agent for Planning Application 19/11453/FUL made a statement to the meeting. He stated that the land proposed for the Planning Application was a Brown Field Site, not open countryside. He stated that the AONB had a mission statement to enhance the beauty of the landscape. He stated the Application was in essence, a simple one. The plan is to clear up disused farm buildings in exchange for a Farmstead. He stated that Farmer Giles, as a broader Business, was not defunct. The Agent is making himself available during the meeting, to answer specific questions relating to the Planning Application.
- A Village Resident made a statement asking the Parish Council to address a series of questions. The resident submitted a written confirmation of what he had said and asked, regarding Planning Application 19/11453/FUL.

**Report from Wiltshire Councillor Bridget Wayman:**

- Councillor Bridget Wayman was not invited to speak at the Extraordinary meeting.

## MEETING MINUTES

20.01.01

**Resolution to receive apologies and reasons received for absence.** Parish.Councillors resolved to accept the following apologies:

- Pam Fisher
- James Aspden

**Proposed: EW / Unanimous.**

20.01.02

**A. Declarations of Interest** - any Parish.Councillor wishing to declare interests should do so at this point:

- declarations of disclosable pecuniary and non-pecuniary interests already declared in the Register of Interests - none.
- declarations of disclosable pecuniary and non-pecuniary interests not previously declared in the Register of Interests - none.
- Planning Application for Councillor Deane. Mary Corrie

**B. Dispensations:** none required.

<p>20.02.03</p>	<p><b><u>Planning Applications</u></b>  Applications Received:  <b>19/11453/FUL</b> Farmer Giles Farmstead, Teffont Magna Corner North C277 to Cow Drove. Teffont. SP3 5QY.  Removal of redundant Farm attraction buildings. Restoration and re-planting of landing. Farmhouse in the current derelict pond site.  Comments by 05.02.2020</p> <ul style="list-style-type: none"> <li>• Councillor Deane removed himself from the meeting as he has a declared an interest in the planning application 19/11453/FUL</li> <li>• A resident read from a personal statement that he had written. This statement is available for Public viewing. Please apply to the Parish Clerk for a copy.</li> <li>• Councillors were individually invited to ask questions regarding the application</li> <li>• The Agent and the Applicants were present to respond to questions</li> <li>• The Councillors asked the size of the proposed Farmstead? And the nature of the continuing Farmer Giles business?.</li> <li>• The Applicant responded that the Farmstead will be 4.300 sq. ft.</li> <li>• They stated a desire to expand their horse business, potentially, into specialist horse breeding and dressage.</li> <li>• They stated the Farmer Giles lodges would continue to trade, employing 2 staff</li> <li>• The Applicant stated Farmer Giles will trade with Farming, Lodges, Camping, Caravanning and horses. They stated that in 2005 following a Foot and Mouth Outbreak they were encouraged by DEFRA to diversify their business.</li> <li>• The Councillors asked how long SSE would remain on the Farmer Giles Site?</li> <li>• The applicant confirmed that SSE will be required to leave if Planning is granted</li> <li>• The Councillors asked if AONB had been consulted on the new Planning Application?.</li> <li>• The Agent confirmed negatively but responded that the requirements of the AONB had been complied with, including Dark Skies requirements and that great attention had been paid to the AONB requirements.</li> <li>• Councillors were concerned that there would be an opportunity to return to the restaurant trading on the site.</li> <li>• The Applicant confirmed that the restaurant building would be demolished and that Farmer Giles would not be able to engage in mass tourism after dismantling. The Applicant said that they had categorically stated that they will remove the old buildings.</li> <li>• The Councillors asked what the point of difference was between the 2016 Planning Application and the 2019 Planning Application.</li> <li>• The Applicant responded that the 2016 application had been a general application and the 2019 application was detailed, as requested.</li> <li>• Councillors were concerned that the Farmstead would be visible from the road in winter time.</li> <li>• The Agent confirmed that the Farmstead was planned to sit on the old pond site and would be lower than the previous application. It will also be surrounded by trees. There is specific detail to the removal of Tarmac and the planting to replace it in the application.</li> <li>• One Councillor requested that every effort should be made to minimize the profile and visibility of the building to reduce the impact on the landscape.</li> <li>• Councillors asked the timescale for the build and how easy it would be to demolish the old buildings?</li> <li>• The Agent confirmed that the house would take a year to build and the planting and landscaping, a year, leading to about 18 months in total. He confirmed the demolition <b>would not be a difficult</b> task and no road closures would be required but some restrictions would need to be in place.</li> <li>• The Councillors expressed an overall opinion that the proposal was a benefit to the Village.</li> <li>• They did regret that AONB had not been consulted and they also regretted that not all Village residents were happy with the Planning Application</li> <li>• The Councillors agreed that they would like to place a Condition to the Planning Application, that the Farmstead should not be occupied until the Landscaping and Planting had been fully completed.</li> </ul> <p style="text-align: center;"><b>Proposed EW / RB Seconded / Unanimous</b></p>	<p style="text-align: center;">Clerk</p>
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**MATTERS TO BE CONSIDERED and/or RESOLVED**

20.01.10 20MPH Update- **NO UPDATE WAS AVAILABLE.**

**Clerk**

20.01.26 Date of next meeting: 17<sup>th</sup> March 2020 at 18:30

Note: The Village Hall is open for 30 minutes prior to the start of any public meeting for questions from any resident.