

Teffont Parish Council

Parish Clerk: Madeline Honeybourne

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Minutes of the Parish Council Meeting held in Teffont Village Hall

(This meeting was recorded.)

NB: All recordings and Clerks notes will be deleted when the minutes have passed resolution.

27th February 2024 at 18:30

MEETING CONVENED: 18:33

Those present:

Parish Councillors: S. O'Donnell (Acting Chair), T. Deane, C. Bell, N. Blackford, R.Evans

Also in attendance: M. Honeybourne (Parish Clerk), Councillor B. Wayman, 13 members of the public.

Questions and Statements.

The Chair invited questions and statements from the public.
None received.

Report from Wiltshire Councillor.

Councillor Wayman reported on the full Wiltshire Council meeting she attended. She stated some UK councils were facing financial deficits. Councillor Wayman stated Wiltshire Council was in a good position financially and would end the financial year with a small surplus of funds. Wiltshire Council have agreed a Council tax increase of 4.99% for 2024/25. Councillor Wayman stated additional funds of £10 million over two years have been made available for highways maintenance and a further £1 million for the discretionary gully cleaning service over three years. Wiltshire's Design Guide was formally approved. There was a motion supporting Wiltshire farmers. Councillor Wayman requested information on highways needing repair. The Clerk asked Councillor Wayman to forward a template letter regarding gully cleaning by landowners.

MEETING MINUTES

24.02.01	Resolution to receive apologies for absence. None
24.02.02	Declarations of Interest and Dispensations. None
24.02.03	Resolution of Minutes. Council was asked to resolve the minutes of the Parish Council meeting held on 9 th January 2024 as a true and accurate precis of the meeting. Proposed. NB Seconded. CB Carried. Unanimously

	Resolved. Parish Council resolved to accept the minutes as a true and accurate precis of the meeting held on 9th January 2024
24.02.04	<p>Co-Option of new Councillor.</p> <p>The Acting Chair asked Councillors to approve the co-option of David Wood on to Teffont Parish Council.</p> <p>Proposed: SO Seconded: CB Carried: Unanimously</p> <p>Resolved. Teffont Parish Council resolved to co-opt David Wood as a member of the Council with immediate effect.</p>
24.02.05	<p>Election of new chair of Teffont Parish Council.</p> <p>Councillor O'Donnell resigned with immediate effect as Acting Chair. Councillor O'Donnell asked Councillor Wood if he would stand as Chair. Councillor Wood accepted.</p> <p>Proposed: SO Seconded: TD Carried: Unanimously</p> <p>Resolved: Teffont Parish Council resolved to accept Councillor Wood as Chairman. Councillor Wood signed a declaration of acceptance of office. The Clerk countersigned the declaration of office for Councillor Wood.</p>
24.02.06	<p>Grounds Maintenance contract.</p> <p>Council resolved a budget of £6,500 for the year 24/25 for the grounds maintenance contract for the village. Council agreed to continue offering tenders for the contract with a proposal to award the contract as soon as possible.</p> <p>Proposed: DW Seconded: SO Carried: Unanimously</p> <p>Resolved: Council resolved a budget of £6,500 for the year 24/25 for the grounds maintenance contract.</p>
24.02.07	<p>Biodiversity Policy.</p> <p>Councillor O'Donnell informed the Council The Environment Act requires Councils to discuss the inclusion of a biodiversity policy. Councillor O'Donnell proposed the environment group draft a biodiversity policy for the Council and present it at the next meeting.</p> <p>Proposed: NB Seconded: CB Carried: Unanimously</p> <p>Resolved: Council resolved for the environment group to draft biodiversity policy for the Council and present it at the next meeting.</p>
24.02.08	<p>Parish Steward. Councillor Blackford informed Council of a partially blocked drainage pipe that remains an open issue he is trying to resolve with the discretionary gully service. No further issues were noted.</p>
24.02.09	<p>Planning Application. PL/2024/01521. Blossom Cottage. Erection of a single storey detached outbuilding comprising a garage workshop and store for purposes ancillary to the use of Blossom Cottage.</p> <p>The Chair invited members of the public, who are in support of the application, to speak.</p> <p>The applicant explained the details of the application and the reasons for its protrusion in front of the house.</p> <p>The Chair invited other members of the public who wished to support the application to speak. No one responded.</p> <p>The Chair invited members of the public, who are against the application, to speak.</p> <p>No one responded.</p> <p>The Chair invited Council to ask the applicant questions to clarify the planning application. Council requested clarification on the proximity of the building to the thatched bus shelters and substation, the visibility of the solar panels, the size of the garage /workshop and construction materials to be used. Council were satisfied with the responses to their questions.</p> <p>The Chair asked Councillors to state their decision to support or object.</p> <p>Council agreed to support the application without conditions.</p> <p>Proposed: DW Seconded: RE Carried: Unanimously</p> <p>Resolved: Teffont Parish Council resolved to support planning application PL/2024/01521 without conditions and to submit comments to Wiltshire Planning department by 13.03.24</p>

24.02.10	<p>Planning Application. PL/2024/01341. Orchard Cottage. Demolish flat roof porch, remove external metal stairs, thatch over existing tiled roof, timber clad 1970s blockwork, new oak framed porch, window and door changes.</p> <p>The Chair invited members of the public, who are in support of the application, to speak. No one responded</p> <p>The Chair invited members of the public, who are against the application, to speak. No one responded.</p> <p>The Chair invited Councillors to ask clarification comments on the planning application. Councillors required no clarification.</p> <p>The Chair asked Councillors to state their decision to support or object.</p> <p>The Chair proposed the Council support the application without comment.</p> <p>Proposed: DW Seconded: RE Carried: Unanimously</p> <p>Resolved: Teffont Parish Council resolved to support planning application PL/2024/01341 without comments and to submit a response to Wiltshire Planning department by 13.03.24</p>
24.02.11	<p>Planning Application PL/2024/01291. Teffont Woodland. Conversion of Forestry building to tourism accommodation (holiday let)</p> <p>The Chair invited members of the public, who are in support of the application, to speak. The applicant had submitted a written statement prior to the meeting which was circulated to all councillors. All Councillors confirmed receipt of the statement and confirmed they had read the document.</p> <p>The applicant explained the details of the application and the reasons for submitting this application following a previous identical application which was rejected at appeal. The applicant stated the points of contention have been addressed regarding parked vehicles being visible from the road. The site is a certified location for caravans and motorhomes and, therefore, negates the concern of parked vehicles being visible. The applicant has undertaken an ecology report including a survey of the local bat population and a light impact survey. The applicant stated he 'believed ecology had been dealt with very well'.</p> <p>The Chair invited other members of the public who wished to support the application to speak. No one responded.</p> <p>The Chair invited members of the public, who are against the application, to speak. One member of the public responded. She stated the area was a designated forest area and not a residential area and would be of no benefit to the community, but rather detrimental to the community. She further stated, the forestry commission had given permission for the felling of trees but with an obligatory replanting schedule that had not been met by the applicant. The member of the public stated until the existing obligations are honoured, and she would be unsure about the future of the woodland. She felt the planning application was inappropriate.</p> <p>The Chair invited other members of the public, who are against the application, to speak. Mr Robin Faulkner responded. He stated, he supported the previous objection. He further stated local farmers are being paid to plant trees and this wonderful woodland is being desecrated. He stated, we should support having more woodland as a desirable and sustainable outcome.</p> <p>The Chair invited Councillors to ask the applicant for clarification on the planning application.</p> <ol style="list-style-type: none"> 1. Councillors asked for clarification on the definition of a certified location, the size of the hardstanding's and the annual renewal of the licence to permit 5 vehicles. 2. The replanting of trees to meet the applicants current obligations. 3. Further clarification was sought on the current permissions and usage of the forestry building. 4. Clarification was sought on reports of effluence entering local waterways and remedial action taken by the applicants. 5. Drainage and sewage proposals for the new application. <p>The applicant responded;</p> <ol style="list-style-type: none"> 1. The site has had a licence since 2020 which permits 5 caravans or motorhomes to be parked at the site. The applicant confirmed the licence is renewed annually. The applicant stated the hardstanding area is approximately 55 sq. meters. 2. The applicant has completed approximately 25% of the obligatory replanting and plans to submit a planning variation request to plant some hardwoods. The applicant states there is natural regeneration of trees which he believes offset the outstanding replanting need. 3. The applicant is aware the current forestry building is used by caravan owners in inclement weather.

	<p>4. The applicant is unaware of the reports of effluence entering local waterways. Current sewage is a septic tank which is emptied by a local company..</p> <p>5. The applicant stated he has considered other drainage and sewage methods.</p> <p>The Chair asked Councillors to state their decision to support or object.</p> <p>The Council unanimously agreed to object to planning application PL/2024/01291.</p> <p>The objection is to a potentially large tourism venue based in forestry commission woodland in open countryside.</p> <p>Teffont has no infrastructure to support tourism.</p> <p>The facility is visible from the B3089 and will pose an increase in traffic turning in and out of the site onto the B3089. This presents a potential highways hazard.</p> <p>The site is a potential environment hazard with sewage and drainage polluting the waterways.</p> <p>The proposed use of the site offers no benefit to the environment, or the community of Teffont.</p> <p>Following comments from the Councillors, Councillor Bell proposed the Council object to planning application PL/2024/01291.</p> <p>Proposed: CB Seconded: SO Carried: Unanimously</p> <p>Resolved: Teffont Parish Council resolved to object to planning application PL/2024/01291 and to submit comments to Wiltshire Council Planning department by 13.03.24</p>
24.02.12	<p>Teffont House.</p> <p>Councillor Evans recently attended a site visit at Teffont House (Howards House) with Mr C. Luxford to consider the feasibility of disabled toilet facilities in the planning application. Mr Luxford agreed to create a facility in one of the outbuildings. The Clerk agreed to contact the case officer at Wiltshire Planning department and clarify the position for adding additional comments. Council would like to comment on the prohibitive amount of time it is taking Wiltshire Council to reach a decision on this application.</p> <p>Proposed: NB Seconded: CB Carried: Unanimously</p> <p>Resolved: Council resolved to submit comments to Wiltshire Planning department supporting the inclusion of a disabled toilet facility at Teffont House (Howards House). Teffont Parish Council would like to comment on the time taken to reach a decision on this application.</p>
24.02.13 /14	<p>Finance Reports.</p> <p>The Clerk informed the Parish Council of their current financial position. The Clerk informed the PC of the outstanding balance for the current financial year and informed the Council the finances are reconciled with all bank accounts.</p> <p>There were no cheque payments made.</p> <p>The Clerk informed the Council she had renamed 2 savings accounts to allow for a flood mitigation fund.</p> <p>The Clerk informed Council she has asked Mr Don Ridley to conduct the Annual Governance audit of the accounts at the end of the financial year. He has agreed to complete the audit.</p> <p>The Chair asked for a third signatory to be added to the bank accounts. Councillor Evans agreed to be 3rd signatory.</p> <p>The Clerk asked the Council to agree the financial records as true and accurate for the financial year to date.</p> <p>Proposed: NB Seconded: TD Carried: Unanimously</p> <p>Resolved: The Parish Council resolved to accept the financial statement as a true and accurate report of their financial position for year to date 23/24.</p>
24.02.15	<p>Chairs Report.</p> <p>Councillor Wood stated his aim for Teffont Parish Council is to streamline processes and to bring the Council to be more aligned with the Village. Councillor Wood stated he will review the standing orders to improve the flow of meetings</p>
24.02.16	<p>Clerks Report. The Clerk had scheduled meetings for the next year. It was agreed meetings will be scheduled every 8 weeks after the 26th March meeting. The time will remain at 18:30</p>
	<p>Items for the next agenda.</p> <ul style="list-style-type: none"> •Parish Steward update

	<ul style="list-style-type: none">•Working Group progress updates•Annual Parish Council meeting date•Annual Parish Community Gathering date•Adopt standing orders.•Biodiversity draft policy•End of year finance sign off
	Meeting Closed: 19:50
	Date of next meeting: 27th February 2024 at Teffont Village Hall 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.

