
GREAT SOMERFORD (INCORPORATING STARTLEY) PARISH COUNCIL

Minutes of the Extraordinary Parish Council Meeting held 21 November 2018 at 7.30 p.m. The Community Room, Walter Powell School, Great Somerford

Present	Cllr S Mansfield (Chair)	Cllr A Gravell
	Cllr C Blount	Cllr M Hourigan
	Cllr D Butcher	Cllr F Hyde
	Cllr H Cole	T M Chapman (Clerk)
In attendance	19 members of the public	Gleeson's Agent P Rawlinson
		Landowner Representative K Porter
		Wiltshire Cllr T Sturgis

Presentations by persons directly connected with the Broadfield Farm Development

Gleeson's Agent, P Rawlinson, made a brief presentation to the effect that the original 2017 application for residential planning permission on this brownfield site had been amended by its Vacant Building Credit Scheme application which, subject to permission from Wiltshire Council, would reduce the number of affordable housing units from the eight originally proposed down to two. The density would be 20.6 units per hectare, mainly detached and a mix of natural stone and cream render, with a footpath to the centre of the village.

The representative of the landowners declined to make a presentation and had attended purely to answer any questions from members of the public.

Public Questions

The following matters were raised:

- Concern about the reduction in affordable housing units; this was seen as having been proposed purely on financial grounds to benefit the ultimate developer;
- Request for the ongoing ownership and maintenance responsibility for the trees bordering the development site and the Free Gardens to be clarified; (Gleeson agreed to resolve this);
- Information about site working hours and vehicular movements; (These would be resolved as part of the planning conditions imposed by Wiltshire Council).

Wiltshire Councillor Sturgis

W Cllr Sturgis pointed out that this application would be assessed against the village Neighbourhood Plan, the July 2018 National Planning Framework and Wiltshire Council Core Strategy. He noted discrepancies between the Design & Access Statement and the original plans which would have to be resolved and, in particular, more detail as to the external appearance of the dwellings would have to be determined.

118/11/13. **Apologies for Absence**
Apologies were received from Cllrs Binstead & Griffiths.

18/11/14. **Declaration(s) of Interest**
There were no new declarations of interest and none pertaining to the Broadfield Farm

development.

18/11/15. **Planning Application for consideration**

As Wiltshire Council no longer issue paper copies, Councillors access planning documents at <http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx> Additionally this evening Cllr Hourigan was able to project any of the related documentation onto the wall

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17/12502/FUL Land Adjacent Broadfield Farm Seagry Road - Demolition of existing vacant buildings and redevelopment of site for 20 residential dwelling houses and associated infrastructure.

Prior to arriving at their response to Wiltshire Council the Parish Councillors considered the following issues in addition to those raised by members of the public:

- Was leaving the end of the cul de sac T shaped intended so as to facilitate further development onto the adjoining grade 1 agricultural land?
- Concern that the footpath was merely "expected" to be in place before dwellings were occupied; "expected" should be changed to "must" or "is required";
- Timescale for on-site works to commence: Gleeson's agent reminded the Parish Council that planning permission has a three year window and the start date would be up to the ultimate developer who purchases the site from Gleeson's;
- The nature of the "affordable housing" units – social rent or shared equity purchase?
- The fact that the Examiner had specifically included Broadfield Farm in the Neighbourhood Plan as the original eight affordable housing units would have gone a long way to satisfy the affordable housing required in the village; reducing this to two would render the "made" Neighbourhood Plan incoherent, go against the Examiner's report and contravene Wiltshire's Core Strategy Policies 43 & 45.

The Chair summed up the mood of the Parish Council which was supportive of the 20 housing development going ahead but with conditions and called for a vote on the proposal that

"This Parish Council supports the planning application but with the conditions that

- The number of affordable housing units should be put back to eight;
- The footpath should be mandated for completion before any dwellings could be sold and occupied;
- More detail should be incorporated in the planning decision as to the structure, décor and percentage of properties to be rendered;
- A robust Construction & Management Plan should be in place".

The Parish Councillors present voted unanimously to **support** this proposal and tasked the Clerk to respond accordingly to Wiltshire Council Planning Department.

18/11/16 **Dates for Future Meetings**

The next meetings of the Parish Council will be held at 7.30 p.m. on Wednesday
9 January 6 February 6 March 3 April 1 May APM & APCM

The meeting closed at 8.34 p.m.

Approved **Chair** **Date**