

AN EXTRAORDINARY CHILMARK PARISH COUNCIL MEETING WAS HELD ON FRIDAY 24 OCTOBER 2014 AT 7PM IN THE READING ROOM

Present: Chairman Cllr P Boyles, Vice Chairman Cllr M Lennard, Cllr E Pelham, Cllr Sir R Packer, Cllr E Jack. Wilts Cllr B Wayman for the public forum.

Approx 40 members of the public attended.

Public Forum.

Approx 7 residents spoke on behalf of those present to express their concerns about this second application to develop at Cow Drove. The following points were made.

- Although the number of houses was reduced from 9 to 6 there are still too many houses for it to be considered infill.
- Removal of wild habitat. This area is in an AONB and the proposal constitutes progressive urbanisation and a change in the leafy character.
- The site lies adjacent a listed building, the Black Dog Pub, and the design of the houses which are all inward looking do not compliment or enhance the area.
- Cow Drove is already a narrow thoroughfare with traffic travelling too fast. Children and elderly people regularly walk the lane and there is no pavement. Riders on horseback too, enter and exit along this road.
- Extra traffic could cause impediments at the corner of the B3089. Large farm vehicles have to pass this way. Lorries and vehicles already access the A303 along this route creating potentially very dangerous situations.
- It is likely to exacerbate the existing inadequate drainage and sewage system. Chilmark has a history of flooding from groundwater runoff and this development will add to the problem.
- The proposal lies within the housing boundary and Chilmark is classed as a small village which is designated for infill only. The term “infill” implies one or two properties. This proposal is for a new development which could not be classed as infill.

Mr Bracey, the Developer, was given the opportunity to respond. He commented that with regard to the flooding, he acknowledged there is a significant problem of surface water entering the drains. He has addressed this need to contain all the rain water on site and by creating 25% more capacity than is required after storm conditions.

However it was pointed out that water travels underground downhill towards the Main Street where the piping is too narrow to cope with the accumulation and it requires enlargement. Mr Pattenden explained the problem which historically has led to excessive flooding. The Chairman was asked about flooding issues in the village and he explained that Such and Salinger undertook a survey a few years ago which identified the Winterbourne as an area requiring constant clearance to maintain the flow of water. The Riparian Owners are responsible for keeping the Winterbourne clear and on the whole attend to the matter but there is a section which Wilts Council should maintain and they are reluctant to do so and have even instructed a barrister to contest the case. The culvert along Hindon Lane is also a Wiltshire Council responsibility. These matters are being dealt with separately.

At 7.40pm the Chairman closed the public forum and declared the Parish Council Meeting open. 11 members of the public remained.

1. Apologies

Cllr L Taylor, Cllr K Hawkins.

2. Declarations of Interest

None.

3. Planning Applications:

14/09367/ Ful Sarum House and Wandle House, Cow Drove, Chilmark, SP3 5AJ
Demolition of existing 2 detached dwellings and erection of 6 dwellings, with
associated parking, turning, landscaping, improvements to existing access and a
footpath link

A full discussion was held and unanimous agreement was reached to reject the application. Observations to be submitted as per attached response to Planning Dept.

14/09228/Ful 8 Park Drive, Chilmark, SP3 5AW

2 Storey extn, extn to garage, new front entrance porch and associated works.

Cllrs viewed the plans and discussed the application. There were no comments.

Cllr Sir RP proposed: No objection. Cllr ML seconded, all agreed.

14/09486/TCA, The Black Dog, Public House, Chilmark SP3 5AH – fell 1 multi-stemmed sycamore which is rubbing against roof of building, remove limb of apple tree over roof.

Cllr ML proposed: No objection. Cllr Sir RP seconded, all agreed.

14/09565/TCA Chilmark Manor, The Street, Chilmark, SP3 5AP

Work to trees in cons are. T1 – May tree – prune & reshape by approx. 50% & remove Mistletoe, T2 – Plum tree – reduce by approx. 75%. T3 – Walnut tree – crown raise by approx. 75% T4 – Silver Birch tree – reduce by approx. 50%.

Cllr ML proposed: No objection. Cllr Sir RP seconded, all agreed.

4. AOB. None.

5. Date of the next meeting – Wednesday 12 November 2014 at 7pm in the Reading Room.

Date:

Chairman:

Attached Response to Wiltshire Council Planning Department:-

14/09367/ Ful Sarum House and Wandle House, Cow Drove, Chilmark, SP3 5AJ
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Summary

Chilmark Parish Council is unanimous in considering this proposal should be rejected.

Detail

This proposal has been considered at a special meeting of the Parish Council; the background is explained further below.

The Main Objection

The Council considered the proposal against the criteria set out in the Salisbury District Plan 2011, the Adopted South Wiltshire Core Strategy and the emerging Wiltshire Core Strategy. It noted that the emerging Wiltshire Core Strategy is generally considered to have growing authority. (The Parish Council noted for example the comments of the Wiltshire Council Housing Development Officer on affordable housing supportive of the emerging Wiltshire Strategy in relation to this very case.)

Given Chilmark's uncontested status as a small, unsustainable village it is clear from the developing thrust of the planning strategy that development in the village should be limited to infill.

This proposal would demolish 2 existing houses and replace them by 6. Such a proposal could not be described or defined as 'infill'. It would amount to significant development, not infill. The proposal meets neither the letter nor the spirit of what is envisaged to be acceptable.

Further, it is clearly envisaged that infill should normally only involve the addition of 1 dwelling between 2 houses not a net addition of 4 houses in relation to only 2 existing ones.

Accordingly the proposal falls well outside the envisaged and actual guidelines for acceptable development.

Other Planning Difficulties

There are also problems regarding traffic, water and the status of the AONB .

Traffic

Development of Cow Drove close to the junction with the B3089 is inherently undesirable given that (a) Cow Drove is narrow (b) there is no pavement in Cow Drove and (c) Cow Drove is used by farm vehicles, pedestrians and horse riders as well as cars and lorries. These fundamental problems of structure are not addressed by the proposal.

Water

The village water and sewage systems are at breaking point. The Winterbourne cannot cope with the flow at periods of heavy rain due to the installation of an inadequate culvert some years ago. The result is flooding of some houses in the Street. Last winter the main sewer overflowed in an unpleasant way. Both these problems can only be made worse by further development uphill.

AONB

The appeal and effectiveness of the AONB could only be diminished by what is in effect a suburban development in the village.

The Political Dimension

This proposal has raised strong feelings in the village and all expressed views have been adverse. Accordingly the Parish Council recommends that a decision be taken at the political level.'

The Parish Councillors are mindful that the public present were not in favour of the development and have requested that Wilts Cllr B Wayman call it in to Wilts Council Committee for their consideration.

Mrs J M MacDougall

Clerk