**MINUTES OF THE MEETING OF NETTLETON PARISH COUNCIL**

**held at 7 pm via Zoom on Friday 30th April 2021**

**PRESENT: -** Cllrs: Kerr, Minney, Beare, Futrell, Meier, O’Shea, Wright and Webb. Clerk

**Members of the Public.** Mr. Botterill. Mr. Staincliffe, Amanda Reid, Dido Lamb, Kate Smith

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| **AP** |  | **ACTION** |
| 1. | **Apologies for Absence**. Cllr. Bush and WC Cllr. Phillip Whitehead  |  |
| 2. | **Declarations of Councillor’s personal or prejudicial interest in any Agenda item.** Cllr. Minney items **PL/2021/03241 and PL/2021/03398**  |  |
| 3. | **Chairman’s Announcement.** Cllr. Kerr explained that this extra meeting was being held to discuss planning applications for which the consultation period ends before the first meeting of the new Parish Council can be held in May. |  |
| 6. | **Public Participation.** Several Residents spoke against the application PL/2021/03241. The main concerns they had is access and traffic. The access entrance has been moved but is still not in a good position. There is no turning space. The other objection is that the sewage system in Burton will not be able to cope with any extra houses. It is not infill and does not comply with the WC development plan. There is no need for more 4 bed houses. They all strongly oppose to this application.Mr Staincliffe, he offered his thanks to all departing councillors on the council for all of their hard work. |  |
| 7. | **Planning Applications Received.** **21/02161/LBC** Old Post Office, Wood Lane, West Kington, Re-thatch with combed wheat read. Cllrs. had look at this application and had no concerns with it. Cllr. Kerr proposed **No Objection**, seconded by Cllr. Beare, all agreed.**PL/2021/03241** Outline planning consent for 2 new dwellings, on land adjacent to 1 & 2 Nettleton Road, resubmission of 20/02490/OUT. * Cllr. Meierstrongly feels it is not appropriate and that the objection for the application for 9 houses still remains. There is strong local objection, infrastructure problems, the accessibility, ingress and egress concern him. He is not in favour of it.
* Cllr. Webb agrees with Cllr Meier, it does not fit in with the development plan and is not infill.
* Cllr. Beare, asked about the problem with the sewage, Cllr. Kerr said that there are a lot of complaints about it not being adequate
* Cllr. Beare said if it was for two 2 bedroom starter homes, houses he would be inclined to support it, subject to land was gifted to WC to widen the highway, and land under the cables gifted the PC if they wanted it.
* Cllr. Futrell objected, and Cllr. O’Shea said that in the housing needs survey was for starter homes or affordable housing, two 4 bedroom houses are not required.
* Cllr. Wright said he is not in favour as they are too big but if it was for two smaller houses he would be in favour of it.

Cllr. Kerr proposed and it was agreed (7 in favour, 1 declaration of interest) that NPC **Object** on the following grounds:1. The application documents are confused as to how many properties are proposed.
	* The application form states “X” number.
	* The drawings show 2.
	* The statement shows both 2 and 4 properties in different sections.

The response is on the basis that 2 large properties are proposed as shown on the drawings.1. The application states “The desire and demand for housing in Burton is well recognised locally”. No evidence is provided to support this statement.  The Nettleton Parish Housing Needs survey carried out by Wiltshire Council in 2018 showed (in section 8 Recommendations) a need for 2 “shared ownership / discount market homes”.  In addition it showed that the type of housing which would be supported by 85% of residents is 1 or 2 bedroom homes for young people, not large 4 to 5 bedroom houses.
2. Wiltshire Council Strategy for small villages only allows new housing in locations that can be described as “Infill”.  Houses in the location proposed would extend the village and cannot be considered as Infill.
3. A development of this size cannot be considered sustainable.  In Burton (and Nettleton Parish as a whole) there is no primary school, no shop (although we understand that one may be opened soon), no doctors’ surgery and no daily bus service (other than school buses).  Thus residents would have to travel to adjacent villages or Chippenham, almost certainly by car to access these facilities.
4. The local roads are already inadequate for the amount of traffic using them.  In particular, Nettleton Road is a narrow single track road with poor visibility and is considered hazardous by local residents for the types and volume of traffic now using it. In winter it is often very slippery due to a covering of mud and ice.
5. The existing sewage system, both pipework and treatment plant, is inadequate at times to cater for existing dwellings.
6. Finally, there is opposition to the proposed development from some local residents for the above and other reasons.

Cllr. Beare suggested that the clerk writes to the new councillor welcoming them and requesting that this application is to be called in. Agreed by all.**PL/2021/03398** Mulberry House, Burton, SN14 7LP The proposed scheme seeks a change of use from a residential dwelling (class C3a) to a bed and breakfast establishment with tearoom (class C1)**.**Residents are concerned whether there is sufficient parking and what is happening to the farm shop.Cllr. Beare is confused about this as class C1 is for hotel, boarding house, guest house or hostel but the application is for B & B. If the owner will not be on site, as it could be for a guest house, this raises other issues such as health care. His real concern is the parking, each letting room requires 1 space plus and additional space for every 4 covers in the tea room. There should be marked out spaces with enough space for turning. He is not against the principle of the application, but concerns regarding the parking.Cllr. Meier also has concerns about additional parking and any over spill.Cllr. Wright is in favour as long as the parking can be sorted.Cllr. Minney clarified that there would be enough parking space for 10 vehicles and they will not be parking on the road. The farm shop will be moved further down the road. Cllr. Kerr asked if the shop had planning permission as he does not remember it. Cllr. Minney said it did not come to the PC as it was dealt with by WC as a change of use for the stables. Cllr. Futrell had concerns re the parking but now it has been explained she has no issues. Cllr. O’Shea has no objection.Cllr. Webb, the alterations to the property look limited with an addition of a conservatory and a few new windows. He visited it recently and saw that there was a lot of parking. Cllr. Beare asked if there were any objections and Cllr. Meier said there was one objecting about the parking. Cllr. Kerr said he is concerned about the parking as well, he proposed **No Objection** with the following comment:“The application includes a tea room.  We are concerned that this might result in a substantial requirement for parking of cars.  There is no information provided on numbers of cars expected and associated car parking arrangements.  We recommend that this is clarified with the applicant. There is a potential for cars to be parked on the main road, B4039, which would be a concern.”The vote was 6 in favour and 1 abstention, 1 declaration of interest. | Clerk |
| 8. | Planning Applications Determined. 21/01274/FUL -: Fredericks House, 4 Fredericks Way, Burton, SN14 7P Proposed extensions. Approved with Conditions. |  |
| 15 | **Date of next meeting**. 17th May for the Annual Parish Council Meeting at 7.00 followed by the Annual Parish meeting at 8.00. At St Marys Church in Burton.  |  |

Meeting closed at 7.50 pm.