

MINUTES of the Lydiard Millicent Parish Council Extra-Ordinary meeting held on Thursday 8th September 2016 at 7.30pm in the Jubilee Club House, Meadow Springs.

PRESENT : Cllrs Robert Baggs, Dean Cobb, Roland Dodge, Andre Kayani, Mike Sharp.
Mrs Deborah Bourne (Clerk)

Also Present : 7 members of the public

The Clerk welcomed everyone to the meeting and explained that as neither the chairman nor vice-chairman of the Council was present the first item of business must be to elect a Chairman for the meeting, and asked for nominations.

It was RESOLVED to elect Cllr Roland Dodge as Chairman to this meeting. He took the chairman's seat and called the meeting to order:

Public Question Time

Various comments and concerns were expressed including:

- This Planning Appeal may be the first of many, what is Wiltshire Council's view on development in this area, Lydiard Millicent is classified as a Small Village in the Wiltshire Core Strategy and as such only infill should be allowed? It may become difficult for the Parish Council to object in future appeals if Wiltshire Council changes the policy, or is not
- Have Wiltshire Council agreed their 5 year Housing Supply yet, not having this agreed may be detrimental to this appeal?

The Wiltshire Councillor for Lydiard Millicent was not present at the meeting; the Parish Council was unable to answer on behalf of another authority.

- What is the best way forward, especially if there are more applications, for residents to make their views heard?

Residents can write to the Planning Authority with their views on any Planning Applications within the Parish. In this case, they should write to the Planning Inspector before 20th September. Full details are given on the Wiltshire Council (Planning) website.

127/16 Apologies for Absence

Apologies for absence were received from Cllrs Andrew Harris, Alan Pflieger and Jonathan Hearn.

128/16 Declarations of Interest

Cllr Mike Sharp declared he lived next to the site of the Planning Appeal.

129/16 Planning Appeal App/Y3940/W/16/3154507

- APP/Y3940/W/16/3154507 – Land off The Mews, Lydiard Millicent
Outline Planning Application for up to 4 dwellings (with all matters reserved except access)

a. **Does the Council wish to send representations to the Planning Inspector?**

RESOLVED to send a letter to the Planning Inspector stating the Council's original objections and defining them more precisely.

b. **Points raised in original objection to Wiltshire Council.**

i. Access to the site is via a shared driveway with The Mews, extra traffic would be detrimental to the already congested area.

Reinforce that there were 30 objections regarding pedestrian safety. There will be approximately another 8 car movements (2 cars per house) mainly during busy times, adding to safety issues. There is already on-street parking, this is likely to get worse. "Extra traffic would be detrimental to pedestrian safety and access"
A photo / diagram should be used to show on-street parking and "Bin Day".

ii. Refuse Lorries are not currently able to access the road at The Mews (where it is anticipated that the entrance to the new site would be). Residents have to take bins from their houses to a designated area along the road, any new buildings would add to this already unsatisfactory situation.

Developers acknowledge there will be a problem with refuse collection. It is understood that there is no designated area for refuse collection; bins are left on the Highway ready for emptying, causing obstructions. Refuse vehicles need to reverse towards this site as there is not enough space to turn large vehicles round. Highways have confirmed that 5.5m is adequate for a development of up to four houses but does not allow for dedicated pedestrian access.

"Bins are blocking the Highway at this point already, extra bins will exacerbate this. Concern that on collection days there is no access for emergency vehicles."

iii. A recently commissioned Housing Needs Survey for the Parish identified that starter homes and small bungalows for "downsizing" were required within the village and not larger detached family homes.

Members asked Clerk to check wording in Housing Needs Survey. Small family homes or smaller older people bungalows, suitable for downsizing, were highlighted as being required.

iv. Surface and flood water currently flows into the field, there is a concern that building works would inhibit this and exacerbate flooding in the area.

All surface water drains into this site, concern that if this site is developed surface water would be forced to flow further onto Holborn; where there have already been frequent issues of flooding. Building on this area, roadways / foundations, will add to the run off surface water being forced into other flood prone areas.

- v. *The application states it is an infill site; Core Strategy Policy 2 refers to infill as “the filling of a small gap within the village that is only large enough for not more than a few dwellings”. Two suggested lay-out options show four houses on this site; again reference to the Core Strategy gives a meaning of infill as “generally only one dwelling”.*

Wiltshire Core Strategy Policy 2 states one or maximum of two houses for infill. This number can only be elevated by a Neighbourhood Plan for the area. Both the Wiltshire and Swindon Core Strategy make reference to not wishing to build on the Western edge of Swindon. Copies of policies should be included in the letter. Agree with Planning Officer report under Principle of Development; this proposal does not fit with what is required in Lydiard Millicent. Core Policy 19 states the RWB&C Community Area has a shortfall of 25 houses. Already this number may be reduced further due to planning permissions already granted.

- vi. *Building on this side of the village should be discouraged so an Open Space is kept along the border between the Parish and Swindon Borough Council, to stop coalescence of the two.*

Core Strategy states “No building between Lydiard and Swindon”. Swindon Borough Council document also states this (SBC CP 3.27)

- vii. *Additional Factors for the Appeal*

Mention should be made to sustainability. School is over subscribed; there are no Doctors or Dentists in the village. Five to ten minute walk to a bus stop in the village; this route is no longer being funded, so may cease. There is already general congestion through the village due to lack of regular public transport, and parking issues each end of the school day. Lydiard Millicent is defined as small village which means no local shop.

Should set layout of representation with the Core Policies at the top and end with Core Policy 19. Flooding points should be above Housing Needs Survey, add in sustainability as a point.

RESOLVED to authorise that Clerk writes to Planning Inspector with the Councils comments enclosing relevant photographs and diagrams.

The meeting closed at 8.45pm