

**TIMSBURY PARISH COUNCIL**

**Minutes of Extraordinary Parish Council Meeting**

**Wednesday 18<sup>th</sup> December 2013, 7:30pm**  
 Bowls Court, Conygre Hall

<b>Ref.</b>	<b>Item</b>	<b>Minute</b>	<b>Action</b>
	Present:	In the Chair, Veronica Packham. Ray Merchant, Eric Potter, David James, Rob Young, James Hall, Sue Langdon, Derek Wheeler, Michael Horler, Laurence Swan	
3563	1. Welcome	The Chairman welcomed all those attending	
3564	2. Apologies	Received and approved from Doug Deacon and Dave Naismith	
3565	3. Declarations	No declarations of interest	
3566	4a. Planning Correspondence	None	
3567	4b. B&NES decisions	<b>13/04352/FUL</b> <b>Mr David Gorman</b> <b>5 Greenvale Close</b> <b>Timsbury BA2</b> <i>Erection of a first floor extension (REVISED) – PERMITTED</i>	
3568	4c. Applications to Council	<b>13/05156/HEDGE</b> <b>WESSEX WATER</b> <b>Disused Sewage Pumping Station</b> <b>Radford Hill</b> <b>Timsbury BA2</b> <i>Hedgerow removals x 3 – Notice under Regulation 5(1)(a)</i>  <b>- Council made no comment, with one abstention</b>	
3569	5. Placemaking Plan	<ul style="list-style-type: none"> <li>• VP commenced the discussion by expressing her gratitude toward the volunteers who assisted with the SHLAA site assessment process, without whom it would not have been possible to complete the work in time</li> <li>• VP noted that of the 4 sites <i>originally</i> categorised as 'available' by B&amp;NES, only Tim.1 / Wheelers Yard actually is; the status of Tim.2 (South of Loves Hill) remains unconfirmed pending a response from the owner, and Alan White, owner of Tim.3 (Lippiatt Lane), has confirmed that this site is <i>not</i> available for housing</li> <li>• DJ emphasised that any proposals made by the Steering Group have been arrived at unanimously</li> </ul>	

## TIMSBURY PARISH COUNCIL

		<p>and explained that following the Placemaking Plan being submitted to B&amp;NES for consideration, a Neighbourhood Plan would afford the opportunity to add much more detail and to ringfence land that should remain undeveloped; such a Plan, if validated in a village referendum, would become part of B&amp;NES policy</p> <ul style="list-style-type: none"> <li>• DJ briefly described the Planning process; the first hurdle for any application is the National Planning Policy Framework (NPPF), then, at a district level, the Local Plan imposes further restrictions and controls. Many Local Authorities still have no Local Plan in place; B&amp;NES is unique in proposing Placemaking Plans, which all Parishes must have, and when put together these will form the Local Plan</li> <li>• Timsbury Parish Council set up a Steering Group, in May 2013, for which DJ was appointed Chair. The first meeting was held on July 1<sup>st</sup>, and the Placemaking process was still being finalised in September, leaving a few weeks only to engage with the village community</li> <li>• DJ re-stated the Steering Group's site selection criteria, which are;             <ol style="list-style-type: none"> <li>1. <i>Should not constrict openness of village</i></li> <li>2. <i>Should not impair independence from surrounding villages</i></li> <li>3. <i>Should not destroy natural greenness of village</i></li> <li>4. <i>Housing should be regulated to be genuinely affordable</i></li> <li>5. <i>Need hub facilities and employment opportunities within village</i></li> <li>6. <i>Should not make traffic flow worse</i></li> <li>7. <i>Should acknowledge hopes and aspirations of villagers regarding evolution of village over coming decades</i></li> <li>8. <i>Need landowner prepared to deliver land for new housing &amp; amenity</i></li> </ol> </li> <li>• DJ acknowledged that the SHLAA site assessments varied widely in quality and level of information, making it difficult to base decisions on these alone</li> <li>• DJ noted the Steering Group's unanimous proposal that Tim.1 (Wheelers Yard) would be better suited for employment premises rather than housing. Initially, the Group had agreed that Tim.3 (Lippiatt Lane) was the most suitable for housing, but following discussion with the</li> </ul>	
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## TIMSBURY PARISH COUNCIL

		<p>landowner it was established that he would not permit any development on the site, either now or in the future. He suggested that Tim.3 become a recreational park area, with any housing development taking place in the Southern area of Tim.4 (Lippiatt/Crocombe Lane), which he would be prepared to develop. After careful consideration, the Steering Group agreed that Tim.4 would be the most suitable site for housing, adding that;</p> <ul style="list-style-type: none"> <li>1. It is near the core of the village, with good access to facilities</li> <li>2. It would negate 'spread' into adjacent villages</li> <li>3. With careful planning, it should have no major impact on the view</li> <li>4. There might also be the possibility of a link road or lane between Lippiatt and Crocombe Lanes, to take some local traffic away from North Road</li> <li>5. The landowner is prepared to develop it himself, ensuring high-quality, low-density housing</li> <li>• Since publicising the Steering Group's recommendation for Tim.4 at the December 7<sup>th</sup> public meeting, DJ has received 4 written objections and 2 telephone objections, where all declared an Interest</li> <li>• RM expressed his appreciation of the amount of work the Steering Group has put in, noting that it is no easy task, but raised two areas of concern; firstly that Tim.4 is such a large site that the mooted 50 dwellings might increase up to 250, secondly that existing traffic issues/congestion in Crocombe Lane might be adversely affected by the suggested additional link road</li> <li>• RY concurred with RM, adding that such a link road may cause additional problems in Bloomfield Road</li> <li>• DJ responded that it will be possible to ringfence a specific area for development within the Tim.4 site, and whilst acknowledging the pressure of extra traffic, suggested ways might be found to relieve this issue</li> <li>• RM requested that the disadvantages of such a link road be included in the Placemaking Plan. DJ agreed</li> <li>• RY noted that with an existing planning</li> </ul>	
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## TIMSBURY PARISH COUNCIL

		<p>application, Tim.1 remains earmarked for housing development. VP acknowledged that this is already an issue</p> <ul style="list-style-type: none"> <li>• RM enquired after the status of Tim.5 (East of St.Mary's School); VP confirmed that this land is unavailable, and reminded the Council that there has previously been a village petition to have it maintained as an open area</li> <li>• MH asked how traffic would access the Tim.4 site; DJ replied this would be up to Traffic Engineers, and that such level of detail has yet to be decided</li> <li>• DJ asked the Council to consider a draft list of village assets, compiled by Chris Gittins of the Steering Group, for inclusion in the Placemaking Plan, alongside his draft policies for ensuring future employment opportunities</li> <li>• DJ asked for clarification of the planning class of Tim.1; EP stated that it is currently industrial</li> <li>• JH expressed the view that maintaining Tim.1 as an industrial site would limit development possibilities, which might be better left open</li> </ul> <p>It was proposed and seconded that the Council should vote to approve the <i>Placemaking</i> document in its entirety, accepting the recommendations for Tim.4;  <b>Council voted unanimously to approve</b></p> <p>It was proposed and seconded that the Council should vote to approve the inclusion of the draft <i>Local Employment Opportunities</i> policy;  <b>Council voted to approve with 8 in favour and 2 objections</b></p> <p>It was proposed and seconded that the Council should vote to approve the inclusion of the draft list of <i>Village Assets to be Protected</i>;  <b>Council voted to approve with 8 in favour and 2 objections</b></p>	
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There being no further business the Chairman closed the meeting at 8:55pm

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_

**TIMSBURY PARISH COUNCIL**

**THE NEXT COUNCIL MEETING WILL BE  
Monday 13<sup>th</sup> January at 7:30pm**