

LITTLE CHEVERELL PARISH COUNCIL

Minutes of the Meeting of Little Cheverell Parish Council Held at Little Cheverell Village Hall on Tuesday 31st July 2024 at 7.30 p.m.

Present: Councillors

Mike Phillips (Chairman), Clive Broe (Vice Chairman), Nicola Broe, Andrew Spearey, Benjamin Thompson

In attendance: Rebecca Hathaway-White (Clerk) and 6 members of the public

Public Participation

Residents in attendance were all concerned with regards to the planning application for Westbury Road (agenda item 8), to change its use to a children's home. Some of the reasons for concern were.

- Many incidents with another children's home within the village (now closed)
- Lack of amenities
- Safety of the site
- Vagueness of the application itself
- Concerns for the safety of neighbouring young children
- Security of the site
- Garden space is not child friendly
- Property leads straight onto a busy road
- Concerns with regards to noise, especially in the garden.

24/33 Acceptance of apologies for absence. Resolved: None

24/34 Dispensations and Declarations of interest. Resolved: Cllr N Broe and Cllr Spearey are both trustees of the village hall.

24/35 Parish Councillor Vacancy. Resolved: Council is asked to note that there are currently two vacancies for co-option

24/36 Chairmans Report. Resolved: Cllr Phillips reported the research he had undertaken with relation to the planning applications received.

24/37 Accounts for Payment: LGA 1972 s150 (5) As previously circulated.

Resolved: Cllr Phillips proposed ratifying and authorising the payments listed, to be paid via cheques and online banking, seconded Cllr Spearey, voting unanimous in favour.

Payments to Ratify

| | |
|-------------------------|--------|
| R Hathaway-White Salary | £92.08 |
| HMRC | £23.00 |
| Hugo Fox (May) | £23.99 |

| | |
|-------------------|---------|
| Superior Plants | £366.00 |
| Oasis Ground Care | £200 |
| Village Hall Hire | £20 |
| Oasis Ground Care | £150 |
| Hugo Fox (June) | £23.99 |

24/38 Approval and signing-off of Parish accounts for the month ending 31st July 2024

As previously circulated.

The clerk reported bank balances as of the 31st July 2024 were:-

| | |
|---------------------------|-----------------|
| Current Account | £4663.46 |
| Savings Account | £5004.63 |
| Less payments outstanding | £173.00 |
| Total | £9495.09 |

Councillor N Broe has completed her quarterly independent review of Little Cheverell Parish Councils financial transactions for April – June 2024 and found them to be accurate.

24/39 Consultations on planning applications. Council to discuss and make decision on responses: (Please note: in planning matters the Parish Council acts as a consultee of the Principal Authority, the Principal Authority being the deciding body)

Application Ref PL/2023/05135 – Householder planning permission

Address: 7 Westbury Road, Little Cheverell, Devizes, SN10 4JW

Proposal: 1 retaining wall at rear of property. 2 retaining wall to the left of property 3 retaining wall to entry of property right side of entrance 4 timber carport to left of property.:

Applicant Name: Mrs Sue Dann

Respond By 15-07-2024

Application Link <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BlpBN>

Resolved: Cllr Phillips proposed to object to the application, seconded Cllr Spearey, voting unanimous in favour.

Objection as follows:

Little Cheverell Parish Council Objects to this planning application on the following grounds.

Highways: Vehicular access onto the B3098 is potentially dangerous, the road has a 40 MPH limit and the entrance to the property is not easily visible to drivers of passing vehicles until they are too close to the entrance to react to an emerging hazard.

Drainage: The land surrounding the house has been finished in a non-porous surface which replaced a garden, this combined with the gradient towards the road will lead to excessive run-off of surface water onto the road. This area is already prone to run-off from the adjoining agricultural land which overwhelms the public drainage system.

Landscaping & Enclosure; The property has been enclosed with a grey plastic fence which is inappropriate for the setting, the hard landscaping used i.e. the surface treatment, the retaining walls in Limestone are out of character with the surrounding properties, red brick and gravel would have fitted better with the surrounding environment.

Pre-application consultation: There was no Pre-application consultation to ensure the development would be acceptable. Only the Parish Council and Highways were consulted via the statutory process, only immediate neighbours were consulted. Building work commenced without permission being in place and the original plans were inaccurate. The Parish Council and neighbours were therefore denied the opportunity to examine the plans and comment of them.

Loss of Outlook: The Parish Council received comments from neighbouring residents at our meeting on 31st July indicating that the overall look of the development has been detrimental to the residential amenity of the area and that the development has resulted in a building that is out of place in its surroundings and looks "commercial" rather than residential. Overall, the Layout and design, visual appearance and finishing materials employed are inappropriate for the situation.

Nature & Conservation: Replacing the entire garden with a hard non-porous surface has deprived the area of plants and trees and removed the opportunity to encourage biodiversity on the site. Effectively a cottage garden was removed and replaced by Tarmac and stone, all traces of nature have been eradicated.

Application Ref PL/2024/06238 – Full Planning Permission

Address: 7 Westbury Road, Little Cheverell, Devizes, Wilts, SN10 4JW

Case Officer: Jemma Foster

Proposal: Proposed change of use to enable property to be used as a Children's Home for those aged 0-15 years old

Respond by 14/08/2024

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ3000007SA8U>

Resolved: Cllr Thompson proposed to object to the application, seconded Cllr N Broe, voting unanimous in favour.

Objection as follows:

General: The Parish Council received representations from 10 residents, all object to the application. Comments have included the fact that there was, until recently a Children's home nearby and that a great deal of nuisance had resulted from this facility over a period of years, this included noise, foul language, regular visits by the police and emergency services and loss of amenity, especially for residents' enjoyment of their gardens and a concern for the safety and security of the neighbourhood. Several of the residents have small children and do not wish them to be exposed to the risks highlighted here. They were also concerned about road safety and poorly executed enclosure of the site rendering it insecure and the potential of further development taking place to rectify design issues such as these being further detrimental to the overall amenity and aspect of this residential area. They were also disappointed that there has been no comprehensive consultation with neighbours ahead of this application. Residents also noted that the applicant's company has no trading record and is currently a dormant company, this fact does not fill them with confidence in the competency of the organisation to run a children's home to a high standard of care and security. Some commented that the proposed staffing levels seemed to be inadequate for the number of service users proposed.

The Parish Council has noted the above concerns and objects to the application as follows:

Pre-Application Planning Consultation was insufficient to inform residents in detail about the implications of the change of use.

The history of having a children's home in the area has not been a good experience for residents and there were many visits by the emergency services.

Overlooking and loss of privacy: The adjoining properties would be adversely affected and suffer a substantial loss of amenity and privacy.

Noise: this type of use will generate a lot of noise in what is a quiet village setting, the hours of operation are likely to make this nuisance unacceptable.

Highways: The site is not securely separated from the B3098 and this is a safety concern for the potential occupants of a children's home, the site is poorly enclosed and has no gated entrance to the highway, there is limited visibility for drivers approaching the entrance to the site at the speed limit of 40 MPH leaving very little time to react to anyone entering the road from the front of the property, whether on foot or in a vehicle.

Social Amenities: Although there are facilities in the local area, none are close by which will mean that constant and regular traffic will be generated by the necessity to transport the children by road, this further adds to the noise nuisance potential as well as the road safety issues highlighted above.

Incompatible and unacceptable use: The Parish Council considers the proposal for change of use as incompatible with the residential village setting, essentially an agricultural and equestrian area with an attractive rural backdrop. The Change of use if approved would likely generate further onsite development to ensure the safety and security of residents and neighbours and to comply with Highway safety considerations, fire security and so on. Further development of this site is unacceptable to the residents in the area. The building itself is already out of character and does not sit well with the surrounding properties / is visually unappealing.

The Parish Council recognises that there is a need for this type of operation but feels that Little Cheverell is the wrong setting and given the high level of objection from residents of the village has concluded the change of use is inappropriate and not compatible with the area.

Application Ref PL/2024/06498

Address: Rosegarth, Little Cheverell, Devizes, SN10 4JP

Proposal: Change of use from C2 care home to C3 dwelling

Case Officer: Jemma Foster

Respond by 15/08/2024

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300007cOuv>

Resolved: Cllr N Broe proposed to support the application, seconded Cllr Spearey, voting unanimous in favour.

24/40 Roles and Responsibilities. Resolved: Cllrs feel they do not need to delegate any roles and responsibilities at this time.

24/41 Village Hall Grant. Resolved: Cllrs discussed and decided to make a grant to £500 towards the running costs of the Village Hall. Proposed Cllr Phillips, seconded Cllr Thompsen, voting 3 in favour. Cllr Spearey and Cllr N Broe ineligible to vote.

24/42 Village Hall Grounds. Resolved: Cllrs looked at two quotes to clear the Sheepwash Pool at the Village Hall. They agreed to the second quote of £650 for clearing the areas agreed and agree to pay a maximum of £700 to have the work done, to be ratified at the next meeting. Proposed Cllr Spearey, seconded Cllr Phillips, voting unanimous in favour.

24/43 Village Gates. Resolved: Council resolved to formally thank Henry Liebling for his contribution towards the village gates project. The project would have come at substantial cost to

the village without the labour and materials he so kindly donated. Cllr Phillips to draft a thank you letter.

24/44 Village Gates. Resolved: Cllrs decided not to proceed with village gates at the East End of the Village due to the banks they feel it would not be a viable project. It is unlikely that a licence would be granted by Wiltshire Highways.

24/45 Repainting of the phone box. Resolved: Cllrs approved a quote from John Orchard Welding Services for preparation and painting the phone box which currently houses the defibrillator for £265. Proposed Cllr Phillips, seconded Cllr Spearey, voting unanimous in favour.

24/46 Complaint due to muck spreading. Resolved: Cllrs will write back to ask that as this is a recurring issue please could the farmer/landowner be more considerate when spreading. Cllr Phillips will draft a letter to the landowner. Proposed Cllr Spearey, seconded Cllr Thompson, voting unanimous in favour.

24/47 Updates and items outstanding from previous meetings, to include:-

- i) **Village Hall Finances** – Currently £11,088.61 (as of 31.07.2024). This includes donations towards the renovation of the village hall which now total £4349.32
- ii) **Savings Account** – The Parish Council now has a savings account which has a higher rate of interest. Current balance £5004.63
- iii) **Privet Hedge at the South End of Low Road** – Can't be cut until after the end of August due to birds. A hedge letter to be sent to any residents who need to trim back encroaching hedges. Proposed Cllr Phillips, Seconded Cllr N Broe, voting unanimous in favour.
- iv) **Potholes near Myrtle Cottage, Hoddintots Cottage and the Old School** – Due to be repaired 1st and 2nd August

24/48 Date of the next meeting.

The next meeting of the Council will be on Tuesday 1st October 2024, 7pm at Little Cheverell Village Hall.

Meeting closed at 9.18pm

Approved by the Council as a true record.

Signed

Dated

The minutes of this meeting will be available to all members of the public from the village website or by contacting the Parish Clerk.

DRAFT