

# MINUTES OF THE CALNE WITHOUT PARISH COUNCIL

## EXTRA ORDINARY MEETING

LANSDOWNE HALL, DERRY HILL  
MONDAY 3 AUGUST 2015

### 1. COUNCILLOR ATTENDANCE

Present (P): Apologies Received (A): Did Not Attend (X)

Richard Ayles	P	Sue Baker	P	Colin Bell	P
Jeff Brown	A	Nigel Cole	P	Jim Cook	P
Christine Crisp	P	Richard French	P	Rob Hislop	P
Ed Jones (Chair)	A	Lord Lansdowne	A	Matt Maddicks	P
Kate Morley	A	Charlie Oram	P	Barry Satchell	P
Brian Vines	P				

### 2. GOVERNANCE

Clerk explained that the Chairman Ed Jones was unable to attend due to pecuniary interest and Vice Chairman Kate Morley was unable to attend due to holiday. The process therefore was for councillors to nominate and elect a Chairperson for this meeting.

Nomination by Councillor Ayles for Councillor Cook, seconded Councillor Baker, no other nominations received. Council voted unanimously for Councillor Cook to be Chairman.

### 3. CHAIRMAN ANNOUNCEMENTS

Councillor Cook announced Clerk was not present but online and the meeting as per standing orders was being recorded to aid minute taking. Chairman asked if there were any problems with this process, no objections identified.

Councillor Cook explained the standing order process whereby public speakers would be allowed 3 minutes maximum to speak. As 4 speakers had requested to speak the 10 minutes maximum for public speaking would be allowed to extend to allow for 4 speakers. After these speakers, no further opportunities would arise for public debate unless Councillors raised specific questions.

### 4. DECLARATIONS OF INTEREST

Chairman called for any councillor declarations of interest. There were no declarations of interest identified.

### 5. PUBLIC SPEAKING

- John Wyatt - Studley Residents Action Group.  
The group wished to support the parish council in providing a proper response to the Housing Site Allocations Development Plan. Councillors had received suggested input to the questionnaire and a petition signed by

around 80% of villagers. They were not promoting or opposing any particular site, but wished to impress the weight of village opinion that the acceptable character of development wherever it is proposed in the village maintained the character of Studley & Derry Hill as a traditional village by limiting new housing to small cluster development.

- Chris Roberts – Turleys, Planning Consultant on behalf of Bowood Estates. Promoted the sites of Blount's extension and Old Road. Both sites were considered self-contained with Blount's site bounded by Saw Mills / A4 and Old Road site by Old Road / A4. Both sites were close to core area of Derry Hill and were therefore considered logical sites for development to provide high quality developments.
- Julian Sayers – Bowood Consultant Agent on behalf of Bowood Trustees who own both the sites for Blount's extension and Old Road. Explaining that if development was to proceed investment would be into Bowood Estate and thus to the benefit of the local community
- Barbara Houghton – Studley Local Resident  
Explained the problems expected of additional traffic with Norley Lane developments not being close to local amenities with traffic chaos at Studley. Asked for consideration of flooding and sewage problems and closeness to wild life centre expressing that Norley Lane was not the best place for development.

## **6. SPATIAL PLANNING RESPONSE**

Councillor Cook described the next stage of the process being to gather sufficient information to agree what council could complete on the Site Allocations document. There were a number of elements, Neighbourhood Planning information that was easy to complete, responses to the identified SHLAA sites and finally views on area growth, required by the 12<sup>th</sup> August. He advised the meeting that the council were not planners and that the council job was as local experts to identify their views on the site impact to the village

In response to questions on Derry Hill & Studley large village, it was stated that Wiltshire Council using designated criteria had defined Derry Hill & Studley as a large village in the core strategy, there is no way of changing the decision.

Councillor Bell questioned why other Bowood sites not part of SHLAA and was advised that they were considered not large enough.

It was agreed that the process would be to go through each SHLAA site, identify problems and order the preferred sites. Councillor Aylen went through maps and photos of all the SHLAA sites using PowerPoint.

**SHLAA 3300 - Blount's Studley**

Site has already been granted planning permission and has been agreed with Wiltshire Council not to make comments

**SHLAA 3301 – Church Road**

Councillor Cole identified a pecuniary interest as a Consultant for Bowood Estates and took no part in discussion of this site.

**Plus**

Close to facilities and school  
Always going to be an infill site  
Currently only being used as a garden

**Negative**

In conservation area, would have to be built in sympathy with adjacent buildings, enhance the area and generally comply with Conservation area rules.

**SHLAA 2015 (3492) – Blount's additional site**

Councillor Cole identified a pecuniary interest as a Consultant for Bowood Estates and took no part in discussion of this site.

Discussion on facilities being provided as part of main Blount's development.

**Plus**

Near facilities, school and bus services  
Sustainable reach of facilities  
Not in current agricultural use  
Less inconvenience to rest of village as access for traffic compared to Norley Road sites

**Negative**

Noise from traffic and sawmills  
Increased traffic onto A4 and Studley Lane  
Not in keeping with rest of Studley village layout  
Access to A4 difficult in rush area

Discussion on problems with road access for all the sites.

**SHLAA 3489 – Meadows Land**

Councillor Cook read the accompanying letter in order to clarify the offer of the land being discussed.

**Plus**

Easy access to Sustrans path for walking/cycling to Chippenham / Calne

**Negative**

Agricultural land, not in a development area  
Green belt  
Single track road  
Significant increase in traffic

Council voted unanimously in favour of SHLAA 3301.

Council voted unanimously in favour of SHLAA 2015.

Council voted unanimously against SHLAA 3489.

<p>Concern that once in SHLAA no control over large development area Access problems Distance from facilities in Derry Hill</p> <p><b>SHLAA 3490 - O'Neill's Norley Lane</b> Councillor Cole identified a pecuniary interest as a Consultant for Bowood and took no part in discussion of this site.</p> <p><b>Plus</b> Easy access to Sustrans path for walking/cycling to Chippenham / Calne</p> <p><b>Negative</b> Agricultural land, not in development area Single track road Significant increase in traffic Access problems Close to wildlife area Long distance from Derry Hill facilities Agricultural conditions on some of the land</p> <p>Concern from Clerk over Councillor Cole interest as a Consultant for Bowood. It was confirmed by Councillor Cook that Councillor Cole was taking no part in the meeting, which Councillor Cook verified and agreed with all parties at the meeting and was taking no part in discussions.</p> <p><b>SHLAA 3302 Old Road</b> Councillor Maddicks identified a personal interest in this site and took no part in conversations benefits or constraints of this site</p> <p><b>Plus</b> Close to facilities and school Right side of A4 Natural boundaries</p> <p><b>Negative</b> Single track road Access to Old Road and A4 difficult at busy times Traffic volumes at Bowood white gates entrance where Old Road meets Church Road Agricultural land</p>	<p>Council voted unanimously against SHLAA 3490.</p> <p>Council voted by majority Six/Two for SHLAA 3302.</p>
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Discussion on the outcome of councillor analysis confirmed preferred sites as 3301 (Church Road), 3302 (Old Road) and 2015 (Blount's next phase).

Document also called for additional recommended sites of which the following were discussed.

Land at Old Scout Hut, agreed unanimously as a possible area.  
Land currently a paddock in Old Road, agreed by majority decision,  
For 7 Abstain 1 as a possible area.

Council then commenced discussion on a number of possible infill sites. It was agreed that council should advise Wiltshire Council that they were in favour of infill sites in the village and that a number of sites had been discussed at greater length, but no SHLAA documentation would be submitted.

Councillor Cook advised that the last point on the document was for council to recommend the number of houses that the area could support.

After some discussion, it was proposed by Councillor Vines, seconded Councillor French, that we advise 45 on the basis that the Wiltshire Council core strategy advised that number and that councillors considered that with required infrastructure and developments that had already taken place over a number of years that this was the maximum that the village could support. Council voted by majority decision For 6 Against 2.

Produce and send Site Allocations Plan Document

Clerk

Councillor Cook thanked all for their input and closed the meeting.

## **7. NEXT MEETING DATES**

- 7 September
- 5 October
- 2 November

The meeting closed at 21.40.