

**The Winterbournes Neighbourhood Plan Steering Group (NPSG)
Minutes of the 41st meeting held on 19 February, 2018**

Attendance: Andrew Argyle (AA) Chair, Charlie Bruce-White (CB-W), Barry Lake (BL), Chris Campbell-Jones (CCJ), Richard Folkes (RF), Mervyn Pannet (MP) and Dan Steadman.

1. **Chairman's remarks.** As contributed during the meeting.
2. **Apologies received from:** Maureen Atkinson (MA) and Gaenor Noakes (GN).
3. **Minutes of the last meeting.** The minutes of the last meeting (40th) held on 15 January 2018 were accepted and approved.
4. **Matters arising.** None.
5. **Correspondence.** CC-J had received a letter dated 25 Jan 18 from Simon Toffs, the Planning Manager of Blue Cedar Homes which stated that the company's research had indicated that 'there is likely to be a relatively greater need for retirement homes' in our parish in the future and that his company builds 'discrete developments of homes that are purpose-designed for retirement living'. The company would very much like to work with the NPSG to deliver such homes. CC-J had provided a copy of the letter to the NPSG Chairman and had responded to Mr Toffs acknowledging receipt of his letter. Mr Toffs replied that he looked forward to hearing from the NPSG in due course. At this time, with issues arising from the reports to be considered under Item 5, it was felt that a meeting with the company now would not be sensible.
6. **NP Update.** The meeting discussed the three sites which the NPSG contracted 'Elaine Milton Heritage and Planning' to assess. The cost of the reports had risen from £1200 + VAT to £1324.50 + VAT (for which £4.50 is travel) to accommodate our revised order for a report on each of the Portway sites rather than one report on the whole. VAT is recoverable and so the total fee is within the agreed budget. Her conclusions, in short, were as follows:
 - a. Land adjacent to the Portway and Down Barn Road nearest the roundabout (5 houses). The Consultant had concluded that the site makes a positive contribution to the setting of the Winterbourne Conservation Area and that its development would have a negative impact and would cause substantial harm.
 - b. Land adjacent to the Portway and Down Barn Road opposite the cricket ground (3 houses). Development of the site would have a negative impact but likely would be viewed 'less than substantial' although this view would have to be supported when weighed against the public benefit of the proposal.
 - c. Land to the South of the Glebe Hall. Whilst development of the site would result in the loss of some agricultural land, the harm would be less than substantial.

It was considered that there would be little chance of English Heritage agreeing the development of the site at a, above, although with some mitigating action and by evidencing the public benefit, the site for 3 houses at b, might receive approval. CB-W would take an action to request the Link Officer to arrange for English Heritage to undertake a SEA

screening of an amended Portway site plan for the 3 houses. If English Heritage decide that there is a need for an SEA, this would not be a major issue as its content will cover some of the activity that would in any case need to be undertaken by the NPSG in preparing the NP.

ACTION: CB-W

As an aside, it was observed that the Portway site(s) was highly favoured in the NPSG Survey and it is therefore disappointing that outside agencies such as English Heritage have the authority to so easily overturn the will of the parishioners. It was further observed, that the report made mention of the Portway site eroding 'the predominantly open, rural qualities of the area' on which new houses would cause substantial harm and yet, arguably the same could be said of the S. Glebe Hall site where building would result in the loss of agricultural land (ie open, rural qualities). However, the report concluded that building on this site would cause less than substantial harm. This is not necessarily true, as it would be harmful if the rural feel of what is the centre of the Winterbournes, looking out from the Glebe Hall to the conservation area, were not retained. In this regard, it is essential to maintain the current tree line which forms the gateway to the rural setting. This boundary of the tree line (which could be strengthened) would need to be protected in the NP in order to safeguard the conservation area. The report did advise against over-development of the site and advanced mitigation action ie build into the land, utilise local materials and introduce appropriate landscape treatments that complement and reinforce the rural character of the site. When looking at the different style of builds available, the Chairman mentioned that it would be worth members taking note of what is currently on the market in terms of design and construction elements as this information could be used to inform our NP. In particular, he mentioned a development in the Woodford Valley that would be worth seeing.

In terms of how many houses are actually required to be built in the Winterbournes under the Wiltshire Core Strategy, it is the case that there is no definitive number and so the NP is allowed to figure either more or less than originally considered (c.30 between 2016 and 2026). It is likely that a figure of c 20 houses is currently on the table.

6. Planning Applications.

- Black Horse Lane (16/10998/FUL). Remains under consideration.
- Rose Farm (17/02198/OUT). Approved for two dwellings, although the NP would likely support the building of three.
- Manor Farm (17/12354/FUL and 17/12364/FUL). Two additional farm buildings (Piggery nurseries). To note that whilst this planning application is of interest, it is not relevant to the NP itself.
- Little Lease (18/00006/FUL). Demolition of existing property and out buildings and replacement by a single dwelling. Consultation period ended on 15 Feb 18 with a target date for decision of 23 Feb 18.

8. **Other NPs.** No new issues to discuss.

9. **AOB** None.

Mins NPSG Mtg 19.2.18 v1 @ 20.02.18

Next Meetings:

Monday, 26 March 2018

Monday, 23 April 2018