

Wootton Rivers Parish Council

Minutes of the Parish Council Meeting held on 4th May 2018

Present: Cindy Creasy Chair
Dean Cowley Councillor
Nick Jones Councillor
Glenn Leech Councillor
Steve Rawlings Councillor
Neil Worthington Clerk

Withdrew due to conflict of interest:
David Butler Vice-Chair
Anne Swift Councillor

1. Declarations of Interest and the granting of dispensations.

Councillors were reminded of the Code for Conduct and the need to declare any interest relating to the items on the Agenda.

David Butler had declared an interest in item 3a of the Agenda (planning application at Noyes Farmhouse) as East Wick Farm was a close neighbour and 3b (planning application for the new stable block at Primrose Hill) as he was the applicant.

Anne Swift had declared an interest in item 3a of the Agenda as she was the Architect for the scheme and 3b as she was a close neighbour.

Both Councillors had therefore withdrawn from the meeting. No further interests were declared.

Anne Swift had attended the Councillors site visit to Noyes Farmhouse at the request of the applicant to answer any questions raised regarding the design and materials but took no part in discussions between Councillors.

2. Planning

Refurbishment of Existing Barn and Construction of New Linked Barn Dwelling at Noyes Farmhouse – Application No 18/03046/FUL

A visit to the location had been made prior to the meeting.

This was the third application for this site, the previous two applications which included a new dwelling had either being refused by Wiltshire planners or withdrawn. The Parish Council had agreed with the proposal in these initial applications to refurbish the old barn and convert it into accommodation.

Councillors expressed their support for this application which reused the old barn and therefore preventing it from falling into disrepair. The proposals were compliant with the new Neighbourhood Development Plan in respect of design and materials. Discussions with the Planners and Conservation Officer had resulted in design recommendations regarding the rebuilding of the partially demolished old barn and the clear separation of this structure from the existing thatched barn. This approach was supported by Councillors, who also welcomed that the new structure would be hidden from the street view and thus the visual impact of the change would be minimal.

It was therefore proposed by Glenn Leech that the Parish Council response should be to support the application. Steve Rawlings seconded and there was a unanimous vote in favour of the motion.

Erection of Replacement Stables at Primrose Hill – Application No 18/03048/FUL

Richard Butler addressed the meeting and advised that the existing stable building was beyond repair and needed to be demolished on safety grounds. The building was currently unused and as part of the farm diversification they proposed the erection of a new stable block for 2 or 3 horses, similar to those they had already established on other areas of their land.

Discussion took place regarding the various aspects of the proposals which did not include the provision of any fencing around the stables or dedicated off-road parking areas. Richard accepted the need for these to be included in the proposal.

The requirement for a change of use from agriculture to equestrian use was queried. Richard stated that he had been advised that this was not necessary as he proposed to use a mixed grazing scheme which had animal husbandry advantages.

It was noted that no report had been submitted to ascertain if the existing building was being used by wildlife. Although no specific survey had been carried out on this building the whole farm was regularly surveyed and there had been no indication of any use.

It was noted that the public footpath WR25 passed through the site and would be affected by any fencing erected to the front of the new stables etc. It was agreed that a diversion may be necessary to maintain unrestricted footpath access.

It was therefore proposed by Steve Rawlings that the Parish Council response should be to support the application subject to a wildlife survey being submitted and Wiltshire Council's Rights of Way team being consulted on the details of any footpath diversion being necessary. This was seconded by Nick Jones and there was a unanimous vote in favour of the motion.

Date of the next meeting – 14th May 2018 in the Village Hall. This meeting will be the Annual Meeting of the Parish Council and will follow the ANNUAL PARISH MEETING which will commence at 7.30pm.