

**BISHOPSTONE PARISH COUNCIL
MEETING OF THE PARISH COUNCIL
Held in the Village Hall Bishopstone
Thursday 9th March 2023 at 7.45pm.**

MINUTES

Present : Parish Councillors : A J Thorne (AJT) Chairman
P Edwards (PE)
N Barter (NTB)
Mrs A Smith (AS)
Mrs M Tatner (MT)
Ms N Rigg (NR)

Parish Clerk: M R Ash (MRA)

Also present: Mrs Margaret Barter Mrs A Stutchbury
Mrs Caroline Ash Mr A Stutchbury
Mr J Thompson
Ms Helga Horvath
Mr P Socket

1. Apologies for Absence

There were apologies for absence from Cllr S Williams.

2. Declarations of interest

There were no additional declarations of interest.

3. Approval of Minutes of the meeting on 12th January 2023.

AS proposed that the minutes of the meeting on 12th January 2023 be approved as a correct record, this was seconded by NTB and agreed.

4. Matters Arising from the Minutes, including Action Plan.

MRA said that an appeal for volunteers from Bishopstone to help with the Chalke Valley Fete, which will be held in Broad Chalke on 19th August, had been included in STaB but sadly none had come forward. He would indicate in the next STaB that it was not too late to volunteer.

Arrangements will be made by Wiltshire Council for a CCTV survey of the drains in Netton Street, following reports from the gully tanker crew that there were blockages. A new Wiltshire Council Drainage Engineer was now taking forward the issue of clearance of the ditches in Faulston Lane.

MRA said that he had been unable to contact Outdoor Play South West about adjusting the height of the group swing in the Play Area. PE said he thought the marginal height discrepancy was not something to be worried about.

MRA said that John Thorne had carried out the work to trees in Faulston Lane, as approved at the last meeting. Problems remained with two trees that are on Wessex Water Company land. He had contacted them but they said any work to trim back trees interfering with power or telephone lines was for the companies concerned. SSE had confirmed that their lines were not involved. MRA will therefore take matters up with Openreach/BT.

5. Public Forum

Mr Thompson drew attention to the large number of dead trees, mainly Elm and Ash, that existed in hedgerows in the village. It was agreed that these were the responsibility of the landowners concerned and that another appeal for their clearance should be included in STaB.

6. Chairman's Items

There were none.

7. Parish Clerk's Report.

MRA said that several people had suggested that an event for the whole village should be held to mark the coronation of King Charles III, such as a picnic on the Recreation Field. However, nobody had yet come forward who was prepared to organise such an event, including arrangements for clearing up afterwards, so it was more likely that street parties would be held in different parts of the village.

He said that he had included a notice in the last edition of STaB on the need for someone else to take over as Clerk to the Parish Council. Nobody from within the village had yet come forward. He proposed to continue advertising in STaB, and it was agreed that Councillors would take the matter up with possible candidates. However, it was increasingly likely that it will be necessary to recruit more widely.

Under the Council's Financial Regulations he was obliged to report expenditure payments made as a result of existing contracts, statutory duty or obligation. He had recently authorized payments of:

£125.00 – Village Hall Rent

£151.19 – village website hosting

£40.00 – Information Commissioner Annual Fee (reimbursement of payment made by Clerk).

8. Planning Matters

(i) Sudbury House Granary, Chapel Lane

MRA said that this application for planning and listed building consent is for the renovation and conversion of the existing granary building in the grounds of Sudbury House to be used as ancillary accommodation to the main house. It is believed that there will be a series of applications for works to modernise and improve Sudbury House. Both the house and the granary are listed buildings Grade II. The granary is located in the grounds of Sudbury House and cannot be seen from any public road. The proposals involve the restoration and repair of the structure, with little or no external changes. Inside it is proposed to provide a bathroom and sleeping space. It was agreed to raise no objection to these proposals.

(ii) Riverside, Flamstone Street

MRA said that this retrospective planning application is for the placing of a temporary static caravan in the garden of Riverside for use as an office/workshop in connection with a business which produces hand crafted soaps made from natural ingredients.

AJT said that the caravan had been placed in the garden on the other side of Flamstone Street opposite Riverside at the end of 2022. He said that Councillors had read the letters from the applicant, both that which accompanied the planning application and the one addressed to members of the Parish Council, and therefore fully understood the background to this case. The Council had sympathy for the situation the applicant found herself in and supported her aim to maintain her business. However, this needed to be balanced against the view, which seemed to be accepted by the applicant, that the siting of a static caravan within the Bishopstone Conservation Area was inappropriate and that it did have a detrimental impact on the appearance of the area.

AJT invited the applicant to say a few words about how the business operates and whether there are any environmental impacts from the processes involved, what further steps are to be taken to reduce the impact on the street scene and on her plans for the future, and whether alternative accommodation for her business might be found.

Helga Horvath said that her business involved the use of entirely natural products. There was no discharge of waste from the caravan, all equipment used in the production processes was cleaned inside the main house. No toxic ingredients were involved. An electrical supply already existed to the shed on the site. No retail activity took place at the site so there were no visitor/parking issues. She realised that she should have consulted more widely before taking action to obtain the caravan and was sorry for any upset that had been caused. She had been faced with having to find alternative accommodation for her business at short notice and no other option had presented itself. It would not be feasible to operate from a site remote from their home. However, they were taking active steps to find somewhere else to live, hopefully within the Chalke Valley, where appropriate accommodation can be found for the business. She was seeking a temporary permission for retention of the caravan until this move could be achieved. She was happy to consider any further suggestions for ameliorating the impact of the caravan on the street scene.

MRA reported that three letters from local residents had been received objecting to the granting of permission and that Wiltshire Council's website had, at 8th March, two letters of support for the proposal and one suggesting that a temporary permission should be granted. The letters of objection made similar points:

- not in keeping with the vernacular of the Conservation Area, with style and materials in direct contrast to other buildings in the village;
- inadequate and inappropriate screening;
- inappropriate location for a business use;
- an undesirable precedent with the risk that temporary becomes permanent.

In discussion Councillors reiterated their sympathy for the applicant and their desire to see her business thrive. However, they said that it was very unfortunate that an application for consent had not been submitted in advance and proper consultations carried out. They expressed concern about the environmental impact of the caravan, particularly on the appearance of the Conservation Area. It was considered that it was very large for the small plot of land on which it stands and was very prominent when viewed from The Alley and Bridge Road. The largely plastic materials from

which it is constructed were completely out of place and, if there was really no alternative location, consideration should have been given to smaller alternative forms of building, such as a wooden garden workshop. It was acknowledged that the applicants had taken some steps to reduce the impact on the street scene – by painting the caravan, the erection of a screening fence and the provision of some shrubs. However, the fence did not screen the view from Bridge Road and, because of its light colour, possibly made matters worse. If the caravan is to be retained, this should be for the minimum length of time necessary until alternative accommodation can be found and with additional steps taken to reduce its impact, for example by staining the fence a darker colour brown and re-painting the caravan a darker green.

The Council therefore agreed to recommend to Wiltshire Council that if it is minded to grant consent for the retention of the caravan this should be for, at maximum, two years or until the applicants vacate the premises, whichever is the sooner. This should be subject to conditions that the caravan be removed from the site when the consent expires or the applicants leave; that additional landscape planting be undertaken, with the caravan and screening fence re-painted to blend in, as far as possible, with surrounding buildings; and that, as a safeguard, the premises should not be used for the on-site sale of goods.

9. Questions or statements from Councillors.

There were none.

Date, location and time of next meeting.

The next meeting of the Council will be on Thursday 4th May 2023 in the Village Hall at 7.00pm.

The meeting closed at 8.40 pm.

Signed as an accurate record:

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Chairman

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Date

BISHOPSTONE PARISH COUNCIL**PARISH COUNCIL MEETING**Thursday 9th March 2023**ACTION PLAN**

WHAT ACTION	BY WHOM	COMPLETED ✓
Consideration to be given to provision and siting of additional bench in Recreation Field.	MRA	
Repairs to gate to footbridge in Mill Lane to be investigated.	AJT	
Further consideration to be given to mechanisms to close gate to Play Area.	PE	
Discussions re mobile home in Flamstone St.	MRA	x