

**MINUTES of an EXTRAORDINARY COUNCIL MEETING of WILTON TOWN COUNCIL held in Room 2 at Wilton Community Centre on TUESDAY 8<sup>th</sup> June 2021 at 6.00pm.**

**This meeting was also streamed via the ZOOM video conferencing platform.**

**Present**

Cllr P Matthews *Mayor of Wilton*  
Cllr C Blackman  
Cllr Gail Moore  
Cllr R Primmer  
Cllr T Taylor  
Cllr L Tonkin

**In Attendance** Mrs C Churchill, *Town Clerk*, Cllr Pauline Church (*Wiltshire Unitary Councillor*).

**Also Present** 17 members of the public and 8 members of the public attended by ZOOM.

*Cllr Matthews in the chair*

The Mayor welcomed everyone to the meeting including those joining by ZOOM and thanked the Wilton Community Centre Trustees for allowing Wilton TC to use the facility.

Mr Hall from Savills (agent for the application) and Mr Nash (Bellway homes) gave a short presentation for the application. Brief planning history of the site is that the original application was submitted in 2003 and then resubmitted in 2016, it was refused by Wiltshire Council and then allowed on appeal in 2018. This was outline permission for 62 dwellings.

The original parking allocation has been increased to 128 which meets the Local Planning Authority requirement.

**Community engagement** (responses / comments from the Agent / Developer are in italics)

The applicant was fortunate in getting outline permission, what has been done regarding safety, air condition etc.

*The outline application must have a maximum number of dwellings, it did include a transport study.*

How long will the development take?

*There are several mitigating factors but the plan is it should be completed within 2 years of commencement (after all mitigating factors have been resolved).*

*Construction access to the site will form part of the traffic management plan / construction management plan. This will be agreed with WC before construction starts.*

The access road is not wide enough.

*Happy to work with the council and highways as well as with the community particularly regarding pinch points.*

Where are the changes required mentioned in the documentation of the original permission?

*Under the appeal decision (condition 4) Have met with the EA and the EA model for the site didn't work so the model is now a unique one for the site.*

It is proposed to fell all trees except a large Ash on Castle Lane, these trees currently offer a screen for neighbours.

What is the lifespan for properties on the site?

100 years

Castle Lane is not safe?

Discussion about ownership of Castle Lane. It was unadopted but now believed to be adopted.  
*The red lines on the application are the planning boundary not the ownership of the land within the line.*

*A transport assessment was submitted in 2003.*

Is there a proposal for a ground rent or any other form of rent?

*All properties will be sold freehold but there will be a charge for the communal use areas by a management company.*

Will houses be elevated to prevent flood risk?

*Floor levels are at the minimum permitted, not elevate across the site.*

Will all properties be wheelchair accessible?

*All properties will be DDA compliant.*

When will construction method statement be produced?

*It depends but it will be part of the discharge conditions required.*

How will construction traffic access Crow Lane?

*This will be agreed with Highway Engineers.*

Not heard any mention of sewage?

*Details of drainage (inc sewerage) will also be a discharge condition.*

Increased traffic coming in and out of Crow Lane will be dangerous.

Wilton TC was not invited to the site visit undertaken by the Inspector.

*This is not standard practise, should the TC wish to make a site visit then it should approach the Landowner.*

Request to hold a public meeting and extend the consultation period.

Wiltshire Cllr Pauline Church explained that the consultation period had already been extended and whilst she would ask for another it may not be possible. With regards to another meeting, unfortunately covid restrictions mean that public attendance is limited but would urge the Agent and Developer to set up additional engagement meetings. There needs to be more engagement with the local community.

Could there be an outside meeting including access to the site?

*This needs to be discussed with the Landowner.*

When the Co-op has a delivery, it can be difficult to pass the lorry and so liaison between store and developers may be necessary.

*The type of lorry can be looked at and this will be resolved with Wiltshire Council.*

What is the justification of siting three new apartment blocks next to Castle Meadow?

*The whole site including location of these blocks has been discussed in terms of design, access and views. As a result of these discussions the flat above the retail unit in North St has been removed.*

A question was asked about Bellway as a company and a recent item on a popular daytime show.

*Unaware of the item but have worked for the company for 8 years and building houses is what we do. Some smaller plots can be more complicated than larger ones.*

Please be mindful what Bellway is putting its name to. Bellway could revisit the proposal and stop the money grabbing greed.

*The Landowner has been struggling to operate on the site for several years, he currently has other premises in Bulgaria and could relocate to Bulgaria completely. The value of the site is less than half of the new location at Highpost. He wishes to stay in the local area and keep local employment.*

How many office / retail units are there and number of parking spaces for visitors and staff?  
*2 office, 1 retail and 5 staff parking spaces.*

Are the dwellings suitable for installation of hoists etc?  
*Unaware of the condition.*

The style of the affordable properties?  
*Not a requirement as decision based on the viability assessment.*

Bin areas  
This is part of the application.

Is there a fixed boundary fence between Castle Meadow and the site?  
*Would like to keep it as natural looking as possible.*

The current fence is there to prevent balls, particularly footballs from entering the site and so there needs to be a fence in place.

Have worked in the construction industry all my life and would like to see more detailed plans.

The Mayor closed the public participation at 19.33.

Wiltshire Cllr Pauline Church urged everyone to make representation to Wiltshire Council Planning. It is WC that will make the decision.

The Mayor opened the council meeting at 19:44

He thanked the Town Clerk for taking the Minutes and Cllr Moore for operating the Zoom, also Cllr Taylor for running round with the microphone.

#### **148/21. Apologies**

Apologies were received from;  
Cllr Boyd (unwell), Cllr Edge (on holiday), Cllr Kinsey (work), Cllr Lester (unwell).

#### **148/22. Declarations.**

Cllr Blackman declared an interest as Chair of the Trustees for the Community Centre.

#### **150/21. Planning.**

##### **PL/2021/03251**

##### **Crow Lane. Land and buildings at E V Naish Ltd, Crow Lane, and 51/53 North Street,**

Proposal. Reserved matters application seeking consent for layout, scale, appearance and landscaping pursuant to planning application S/2003/1016 (Demolition of existing buildings and the erection of 62 dwellings two commercial (B1) units and one retail unit)

(i) The presentation had been given during the public participation.

(ii) Wilton Town Council considered the comments made during the public participation session and the answers given by the Developer and Agent.

Wilton Town Council resolved to object to this application for the following reasons;

1. There is no provision for affordable housing, current requirements are that sites with 11 or more properties must make a provision for affordable housing. The housing needs survey undertaken in 2014 showed a need for affordable housing in the area.
2. The narrow access lanes are not sufficiently wide enough for a pavement as shown on the plans.
3. Concern on the traffic management plan particularly for large vehicles accessing the site during construction. The access bridge off Castle Lane is to be strengthened, detail of this is required.
4. The Flood Risk Assessment is based on 2016 data, this must be updated and based on the latest data available from the Environment Agency.
5. The felling of mature trees particularly along Castle Lane, is not acceptable. Replacing mature trees with small trees is also unacceptable.
6. The 2020 lifetime homes standard is not referenced in the application. All dwellings should meet the category 2 standard.
7. Currently there is a fence between the site and Castle Meadow, this must be retained or replaced with a similar fence. The fence is there to prevent balls from the recreation area entering the site, the recreation area is regularly used by both cricket and football teams.
8. Concern regarding the sewerage infrastructure as there is no detail of improvements to the existing system.
9. Concern at parking spaces as plans show "in tandem" spaces. These will be very challenging to use and do not meet parking standards. Cars may be blocked in by another person's car.
10. The proposed apartment blocks facing Castle Meadow are in the wrong place and will obstruct the view of the Italianate Church and Tower.
11. The building on the south side of the Community Centre garden must be replaced with a wall that is in keeping with the existing wall.

Wilton TC would welcome more involvement with the developer regarding the development plan.

(iii) Wilton TC noted that the application had already been called into Committee.

(iv) No decision was made as to who would represent Wilton TC at the Southern Planning Committee meeting should the application be discussed at a meeting.

**151/21 Date of the next meeting.**

The date of the next meeting was confirmed as Tuesday 6<sup>th</sup> July.

There is an extraordinary meeting on Tuesday 29<sup>th</sup> June to consider the Annual Governance and Annual Return.

There being no further business The Mayor closed the meeting at 8.39pm.