

STEEPLE ASHTON PARISH COUNCIL

Clerk: Nicola Duke, April Rise, 81 Studland Park, Westbury, Wiltshire, BA13 3HN 01373 864127

Minutes of a Planning Only meeting of the Parish Council held on
Monday 4th July 2022 at 7.30 pm in the Village Hall.

Present: Cllr Leonard (Chair), Cllr Dallison, Cllr Ash, Cllr Cottle and Cllr Jones. Cllr Tapper attended via Zoom due to Covid.
In attendance: Nicola Duke (Parish Clerk), Wiltshire Council Officer Mr Mike Kilmister (via Zoom) and 2 members of the public.

Open Forum

Members of the public were invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern: None.

	AGENDA ITEM
2022.31	Apologies for Absence and to consider the reasons given Cllr Dampier due to family commitments, accepted.
2022.32	Declarations of Interest and Dispensations to Participate None.
2022.33	Minutes of Council Meetings The minutes of a meeting of the Parish Council held on 6th June 2022 were approved for accuracy and adopted (proposed Cllr Leonard, seconded Cllr Dallison).
2022.34	Planning Applications PL/2022/04789 - 8A DARK LANE SOUTH, STEEPLE ASHTON, TROWBRIDGE, BA14 6EZ - Cypress tree - Reduce height by 4mtrs because close to house - No objection. PL/2022/04621 - BROOKSIDE, ASHTON COMMON, STEEPLE ASHTON, TROWBRIDGE, BA14 6DT - Erection of agricultural shed – Support. Members considered a planning application received after the issue of the agenda (<i>where the response time falls outside of the meeting schedule</i>). PL/2022/05069 and PL/2022/04741 - LONGS ARMS, HIGH STREET, STEEPLE ASHTON, TROWBRIDGE, BA14 6EU - Retrospective application for 6 no. garden shelters and associated landscaping to beer garden – Support.

2022.35

Neighbourhood Planning and WC Local Plan

Mr Kilmister from Wiltshire Council spoke to members via Zoom on Neighbourhood Planning and the status of the Local Plan. The following statistics were provided:

- There were 47 made Neighbourhood Plans (NP) in Wiltshire
- 100 out of Wiltshire's 253 parishes were engaged in different stages of the NP process
- 90 parishes had designated NP areas, with some forming clusters to cover more than one area

Wiltshire Council's website provided an overview of the NP currently being progressed and what stage each was at. Some 25 of the Made plans were now over 2 years old and being reviewed for updates.

Wiltshire Council was hopeful of achieving a 5-year housing supply in 2023.

Mr Kilmister outlined the purpose of a NP; to develop policies for the area, designate sites for development and identify infrastructure required. The Parish Council would need to lead the development of the NP with the support of a Steering Group.

The development of a NP was prescribed by statutory stages and an Independent Examiner would test the soundness of the plan. A NP was confirmed as holding statutory weight; having the same status in decision making as the Local Plan. Other options such as Parish Plans and Village Design Statements did not hold the same legal weight.

The advantages of a NP were listed as:

- A NP held real legal power
- It secured 25% of CIL funds
- Was a community led document
- The plan could be as simple or detailed as the community wants

However, NP's were noted to be complex, expensive and time consuming. They must also have high levels of community engagement and be evidence based, rooted in feedback from the community. The average time to complete a NP was reported to be 3-4 years.

Mr Kilmister outlined the role of Wiltshire Council in the NP process; to take key decisions at appropriate points and provide advice and support to the group. A series of self-help guidance notes and templates had been produced and were due for release and the NP section of the WC website had been updated.

It was confirmed that grants were available from Locality to assist in the development of NP's. The basic grant was noted to be £10,000 with further grants available for

technical support, especially where housing allocations are to be included in the scope.

The Chair then referred to questions which had been submitted in advance of the meeting, which Mr Kilmister answered:

1. The housing allocation for Steeple Ashton in the new Local Plan would become clearer later in 2022; the current figure was 35 homes. The new figures would be published in the autumn.

2. The housing allocation figure would apply to the existing settlement area of the village. The settlement area could be extended to include brownfield sites; this could be done as part of the NP.

4. The Social housing element of any moderate development would depend on its size. A Rural Housing Needs Survey would assist with this.

5. It was difficult to identify the risks of not proceeding with a NP however WC encouraged communities to see NP's as a positive tool and there was good reason to proceed if the local community wished to decide where housing would go. NP's also carried more weight and provided more protection against speculative development.

Mr Kilmister outlined the options available apart from a NP:

- Neighbourhood Development Order – granting planning permission for specific development in certain areas.
- Community Right to Build Order – granting the right to develop small scale on certain sites.
- Parish Plan – an informal plan which focussed on community life.
- Village Design Statement – a document which dealt with planning design issues.

Members held a discussion on the points presented by Mr Kilmister agreeing on the importance of obtaining professional support in the development of a NP and considering the benefits of also appointing a Project Manager. Members also agreed that the external funding from Locality would be sought if the PC decided to proceed with a NP.

Members resolved that, taking all factors into consideration, the Parish Council commence work on a Neighbourhood Plan for Steeple Ashton (proposed Cllr Tapper, seconded Cllr Dallison).

Following further debate, the following was agreed:

- A NP for Steeple Ashton would be kept streamlined in order to expedite the process
- Contact would be made with Broad Hinton PC; which had been reported to have an effective system in place for taking forward its NP
- A Rural Housing Needs Survey would be progressed

	<ul style="list-style-type: none"> • Community Engagement would be taken forward and a Steering Group developed, which would meet on alternate months • Professional support would be engaged and local consultants would be approached • The potential of engaging a Project Manager to lead on the NP would be further considered.
2022.36	<p>Village Newsletter Members agreed the below listed items for inclusion in the village newsletter: Planning Applications and Decisions Briefing on Neighbourhood Planning.</p>
2022.37	<p>Date of next meeting Monday 1st August 2022 –Full Council.</p>

There being no further business the meeting was closed at 9.15 pm.