

# MARKET LAVINGTON PARISH COUNCIL

Clerk: Mrs Carol Hackett, 23 Orchard Close, West Ashton. Wiltshire. BA14 6AU.

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## Minutes of the **Planning Committee Meeting** of the Parish Council **Held on Tuesday 23rd January 2024** **at 7.15pm in the Old School, Market Lavington**

**Councillors Present:** Cllr Stevens (Acting Chairman at the start of the meeting), Cllr Boaden (Chairman) (arrived at 7.42pm), Cllr Roberts, Cllr Turner-Scott, Cllr Taylor (temporary member of Committee), and Cllr Fraser (temporary member of Committee).

**In attendance:** At least 76 members of the public, 2 representatives for the Land South of the Spring outline planning application, Wiltshire Cllr Muns, and Carol Hackett (Parish Clerk).

	<b>AGENDA ITEM</b>
23/24-197	<b>Apologies for Absence</b> Cllr Earley and Cllr Davis had sent apologies due to personal commitments, which were accepted. Cllr Vine had sent apologies due to work commitments, which were accepted. In the absence of Cllr Boaden at the start of the meeting, Cllr Stevens took on the role of Acting Chairman. As per the Terms of Reference for the committee, she noted the appointment of Cllr Fraser and Cllr Taylor as temporary members to the committee to ensure it was quorate.
23/24-198	<b>Declarations of Interest and Dispensations to Participate</b> Cllr Turner-Scott declared an interest in the Spring application (PL/2023/10388) living close to the application site. She participated in the discussion during consideration of the application, but took no part in the subsequent voting.
23/24-199	<b>Minutes of Council Committee meeting</b> The minutes of the Planning Committee meeting held on 21 <sup>st</sup> November 2023 having been previously circulated to Councillors, were approved as a correct record - proposed Cllr Stevens, seconded Cllr Turner-Scott.
23/24-200	<b>Introduction from Parish Council Planning Committee Chairman</b> In the absence of Cllr Boaden this was item was deferred, with Cllr Boaden providing an introduction on his arrival at the meeting, during discussion of the first application.
23/24-201	<b>Planning applications considered</b>  <b>a) PL/2023/10388 Land South of the Spring, Market Lavington. Outline planning permission (matters to be considered: Access only) for up to 14 dwellings (Use Class C3) and a food store (Use Class E(a)), together with open space, drainage, parking and associated access, infrastructure, landscaping, and removal of bus shelter</b>  Representatives from Feltham Properties and Pro-Vision Ltd provided an overview of the application proposals, and then answered questions posed by members of the public present and Planning Committee members. Following further discussion it was proposed by Cllr Boaden, seconded by Cllr Roberts, and resolved to submit the following Parish Council response to the application:  OBJECTION in its current format  The Parish Council has concerns regarding the access arrangements for this outline application. The Spring is the main pedestrian route to Lavington (and DAPS primary) School from the centre of the village, and there are no pavements on the other side of the road apposite the application site. With an entrance to the west of the site already in existence, the Parish Council would therefore question why the preferred option has been to create an additional six access points onto the Spring. It is understood that the applicants original plans included use of this existing access, however pre-application advice

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from Wiltshire Council initiated the change of access design. There are two areas of housing nearby to the application site which have one access point serving a number of houses (to the east – The Shires, and to the west, 27 to 31 The Spring). The Parish Council would seriously question the highway safety of this change, particularly with regards to pedestrian use, and urge that a Wiltshire Council Highways Officer visit the site over the school pick-up period, to witness for themselves the congestion that occurs along the Spring, and which we believe would only be exacerbated with the proposed access design. We need to ensure that the highway impact of any future development of this site is fully considered, and mitigated as much as possible.

The Parish Council also has reservations about the inclusion of the food store within the application, and whether or not this is something that the local community would support. The Market Lavington Neighbourhood Plan, which was voted on at referendum, clearly states in Policy 4 (pages 40 to 41) that the provision of new and expanded retail outlets should be within the defined area in the centre of the village. This proposal would relocate the Co-op to outside of this defined area. It is recognised that this proposal from the Co-op had not been muted during development of the Neighbourhood Plan, and was therefore not considered at that time. However, as this proposal would be a significant departure from the Neighbourhood Plan, and is contrary to Policy 4, it is acknowledged that the local community need to have more involvement in considering this element of the application before the Parish Council can finalise its response.

Based on the matters as detailed above, Wiltshire Cllr Muns has made the recommendation that the application be considered at a Wiltshire Council Planning Committee meeting, which the members of the Parish Council Planning Committee fully supported.

- b) PL/2023/10332 Land South of Potterne Park Farm, Nr Potterne, Devizes. Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.9 MW, including mounting system, permanent on site grid connection hub, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 50 years**

A representative for the immediate community surrounding the application site, provided a summary of their objections to the proposals. Following further comments from members of the public present and Planning Committee members, it was proposed by Cllr Stevens, seconded by Cllr Taylor, and resolved to submit the following Parish Council response to the application:

**OBJECTION – for the following key reasons:**

The proposed location for this solar farm is within a beautiful rural area, rich in wildlife, and neighbouring the AONB of Pewsey Vale. These fields are prime agricultural land which have been farmed for decades. This vast 200-acre site on a north facing slope, is elevated above the valley, would be visible from all directions, and would seriously impact the very character of the valley.

Highways issues, and the problems with access for construction traffic are also a major concern. The main road access via Eastwell Rd A360 into Potterne Wick, has been the scene of numerous accidents due to its tight apex, rapid change in gradient and poor visibility. Access to the site itself is via an ancient bridleway with a back-up access of an even less suitable bridleway further along.

The valley itself has a delicate ecosystem, bordering ancient woodland, and these fields are known foraging sites for a number of bat and bird species, all

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	<p>of which would be seriously adversely effected by such a proposal. It is a criminal offence to remove the habitats of these bats.</p> <p>Wiltshire Council have already exceeded their target of facilitating 590MW of solar capacity by 2030, and it is understood that the National Grid are unable to facilitate any further connections. With 6 solar farms already within a 5 mile radius of the application site, there is no justifiable reason for approving this wholly unsuitable application.</p> <p>In summary, this proposal is counter to the following policies with the Wiltshire Core Strategy – It does not meet the thresholds of Core Policy 42 on renewable energy installations as claimed, and is counter to Core Policy 50 on biodiversity and geodiversity and Core Policy 51 on Landscape.</p> <p>The Parish Council shares the views of our neighbouring parishes in objecting to this application, and supports the request from Wiltshire Cllr Muns to call-in the application, so it can be considered by the Wiltshire Council Planning Committee.</p> <p><b>c) PL/2023/08288 (amended plans / additional information) Land at Spin Hill, Market Lavington. Use of land for the stationing of caravans for residential use and the laying of hardstanding and erection of a dayroom ancillary to that use</b></p> <p>Following comments from members of the public present and Planning Committee members, it was proposed by Cllr Boaden, seconded by Cllr Stevens, and resolved to submit the following Parish Council response to the application:</p> <p>The Parish Council notes the change in the red outline plan document now submitted by the applicant, but questions what inference or implications the applicant is making with regards to the application itself. Clarification needs to be sought by Wiltshire Council regarding this.</p> <p>With no obvious major changes to the original application, the Parish Council would object to this new consultation on the same grounds as detailed in its response dated 23<sup>rd</sup> November 2023.</p>
23/24-202	<p><b>Any other Planning Matters</b> There were none.</p>
23/24-203	<p><b>Closure of meeting</b> There being no further business the meeting was closed at 8.56pm.</p>