

**MINUTES OF A MEETING OF THE STANTON ST QUINTIN PARISH  
COUNCIL HELD ON 27<sup>th</sup> FEBRUARY 2018**

1. **Present:** Mr N. Greene (Chairman); Mr A. Andrews; Mrs G. Horton;  
Mr J. Seale; Mrs R. Whiting
2. **Apologies:** Nil
3. **Public Question Time:** There were twenty two members of the public present regarding Planning Application 18/01108

Mrs Pattison thanked all those residents who had been to look at the site in question.

Mr Pattison stated that it was obvious by the number of residents at the meeting, the level of concern that this application was causing and asked if the Parish Council could take steps to legalise the situation re the Village Green.

Several residents raised concerns and many had submitted their objections to the application. However, it was reported that the Wiltshire Council website had been down for several days and there was difficulty in registering their objections. Also a 28 page supplementary information had only recently been put onto the website and the Parishioners asked if the deadline for comments could be extended from 5<sup>th</sup> March.

Mr Greene and Mr Seale reported that the Neighbourhood Plan covers local Green Spaces. These are important areas that indicate the rural feel of the village. Mr Seale had spoken to the Planning Consultants and this could be classified as an asset of community value which would offer some protection. The case would be stronger if there was a lot of local evidence to support this and statements and documented evidence would be obtained. Nick Greene would be the nominator to make the application and there was support from a Planning Officer.

It was stressed that as many people as possible should register their comments on the application.

The Clerk would ring Chris March to ask if the consultation date could be extended.

4. **Planning applications:** The following applications were considered:

17/03417/OUT	Land SE of Junction 17 of M4 Outline Planning for the erection of up to 1,000,000 sq ft of Class B8 (storage and distribution) Employment Space and Associate Infrastructure
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This application will be considered by Wiltshire Council Strategic Planning Committee on 28<sup>th</sup> February 2018 at 10.30 am at Wiltshire Council, Trowbridge

17/02344/FUL

Dyson Car Park – Light pollution

Concerns had been raised by local residents regarding the lights. Chris Hazelwood from Dyson stated that the current lighting was being used for longer working hours and there were more lights for Health & Safety purposes. This would be temporary whilst the work was being carried out. In May the area would be occupied and the lighting would be reduced. The Clerk had pursued this with the Planning Officer

18/01108/FUL

Balmedie, 29A Lower Stanton St Quintin  
New direct access to Highway

Stanton St Quintin Parish Council strongly objects to Planning Application number 18/01108/FUL, new direct access to highway for vehicles and pedestrians over verge to class C road in 30mph limit at Balmedie 29A Seagry Road Lower Stanton St Quintin Wiltshire SN14 6DB. The grounds on which the Parish Council wishes to object are set out below.

#### **Factual inaccuracies in the Planning Application**

The applicant states that he is the sole owner of the land to which the application relates. This is not the case, as the part of the land adjacent to the road, known locally as the village green, is classed as “unregistered” by the Land Registry, according to a search carried out in February 2018 (attached). Whilst it is acknowledged that it is not necessary to own land in order to submit a planning application relating to it it is clearly a reason that a planning permission could never be implemented.

#### **Asset of Community Value**

The land adjacent to the road has been in community use for the over 50 years and is referred to locally as “the village green”. It has hosted events and celebrations and has been enjoyed by several generations of Stanton St Quintin residents as a play and recreation space.

The Parish Notice board is sited on this land, and it provides a community focus in a village where many services and facilities have been lost over time. A seat bench been sited on the green as a memorial to a former resident, whose family return each year to place flowers in the vicinity. A commemorative tree was planted in memory of a former Chairman of the Parish Council and a plaque is there to confirm this.

Throughout this period, maintenance of this public open space has been undertaken by the Parish Council, including grass cutting, planting, tree maintenance and seating. This work has been carried out on behalf of the community and funded through the parish precept. It is a unique space in Stanton St Quintin, and an application has been made to Wiltshire Council to designate this land as an Asset of Community Value, and thus protect it from development in perpetuity.

#### **Creation of a road access**

The creation of a driveway in this location is unnecessary given the shared access that already exists to serve this property. A proposal for additional access in this location gives rise to road safety concerns given the bend in the road and the junction with two other roads at this point. Whilst a 30mph speed limit exists here, the bend, combined with the narrowness of the road to the east causes substantial road safety hazards for pedestrians, horse riders, cyclists and other road users. Permitting an access on this bend would further exacerbate these road safety issues.

#### **Wiltshire Core Strategy**

The proposal is contrary to Wiltshire Core Strategy Policy 52: Green Infrastructure. This policy seeks to retain and enhance Wiltshire's Green Infrastructure Network, preventing damage to such green assets.

**Chairman**

Meeting closed at 8:20pm