

PLANNING PROCEDURES AND HOUSING

The aim of Parish plan is to promote more involvement from members of the community in the running of the community:

- In the first instance, there is a need to provide more information on how the community works. Hence the questions on planning.
- Also we would like the PP to give the community some sense of direction. Hence questions about housing policy.

The following questions were addressed to the Parish Council. The responses in red were provided by Cllr Monk. The formal PC response, extracted from the PC minutes of Nov 2013) are at the end of this document.

PLANNING & HOUSING

For each of the hamlets / communities in the parish (Enford, Littlecott, E.Chisenbury, W.Chisenbury, Compton, New Town, Fifield, Coombe):

- What, if any, land is available for new housing? **There are 3 pieces of land in Coombe Lane, and one near Paddocks Close/Water Lane that I know of. The Landowners want to develop.**
- **Planning Permission** - Have there been any planning requests made for **new** housing within the last 10 years? If so:
 - o Where, when, how many, what type of houses, etc? **North of Paddocks Close/Water Lane – 17 houses**
 - o For those that were approved, what were/are the criteria for giving approval?
 - o For those that weren't approved, what were/are the criteria for withholding approval?
Not sustainable Development

Affordable Housing

Is the council aware of any demand from within the community for more affordable housing?

Not sure – there may be.

- o With regard to ongoing expansion of military bases in the area, what do you feel is the likelihood of Enford being targetted in the next Core Strategy for new build housing? **The expansion of military bases in the area will distort the local housing market. Due to military families likely to stay in the area, they are more likely to buy. Also, there are not enough married quarters and the rental demand may increase.**
- o If so, what would be the preferred location? **Not in Enford – we do not have sufficient utilities i.e. big enough drains, enough telephone wires, parking, road already under pressure. Etc etc**

- o What sort of infrastructure improvements should be pursued as a pre-condition? **Any development would need several improvements which only a large development could afford, and we are not likely to get a 500 house estate.**
- o What is the general opinion with regard to additional affordable housing in the parish?

PUBLIC LAND

The parish plan survey identified 3 projects requiring the possible expansion of public land:

- More allotments.
- **Play facility for older Children** - The obvious contender for this is a BMX/Skateboard area utilising the land, adjacent to the existing Grants Road play park, which has already been proposed for use as a play park for older children.
- **Sport / exercise Facility for all Ages** – The leading contender is a suite of outdoor exercise/gym equipment at the village hall recreation ground.

These proposals will need to be put to a community vote, next year, in order to properly gauge the level of support. Meantime the PP committee need to understand a little bit more about the availability of public land, ie:

- What is the status of the land in Water Lane currently being used as allotments? Is this public land, if not who owns it and who manages it? **We have not been able to establish the ownership of this land. I have heard that it was once connected with the brewery / Swan Pub.**
- What is the status of the land, adjacent to the existing Grants Road play park, which was proposed for use as a play park for older children? How big is the plot? Are there any restrictions on its use? **There had been an offer from Wiltshire Council (the owners) for it to be used by the Parish rent free. The area is similar in size to the existing playpark. Jane would know more about this. The idea fell through due to lack of interest/volunteers to pursue the project.**
- Is there any more public land in the parish which might be used for allotments? Is there a register of such land? **I do not know.**

Please feel free to add any more questions which you think might be relevant. Looking forward to seeing you at the meeting.

PLANNING

I was also looking on the web for general procedures/guidance for PC planning committees however couldn't find very much other than the toolkit document attached (see page 99).

There are however examples where PCs have drawn up their own one or two page procedural document (see Starcross), and the other example is where Brentwood Borough Council have handed down a set of guidelines to the PCs in the borough.

Do we have anything similar, either which the PC have produced or which has been handed down from WCC? It would be useful to have something on the village website.

In conversation with Cllr Monk, procedures are well established but there is nothing written down.

No, we do not have a written set of guidelines. Our procedure has evolved over the years to the following system:

Planning application received.

If it is minor (say tree trimming), we notify all councillors by e-mail and if no input/objections, we nod it through.

If building work involved, i.e. extension/new house, we deal with it at the PC meeting.

If contentious, we hold a special meeting and invite parishioners to attend and give us their views. Decisions are made taking into account all views. Examples are 17 Houses in Water Lane / Extension of Swan.

If deadline for a normal application is before our next meeting, we hold a meeting of the 'Planning Committee' which involves around 6 PC members plus any others who are free to attend. PC members are expected to obtain the views of neighbours and feed this into the discussion.

The system has stood the test of time so far.

FORMAL RESPONSE FROM THE PARISH COUNCIL (SEE PC MINUTES 20 NOV 2013)

13/140 The Parish Plan - Planning, Housing and Public Land

Steve Becker, as chairman of the Parish Plan Steering Committee, was accompanied by Mr Adrian Orr. He explained that the main reason behind this project was to get interest from the parishioners regarding the future of their village. He read out some questions and answers on the above topics.

There are currently 4 pieces of land available in Enford. To date permission has been refused for building on 2 of these for various reasons but mainly because of the issues of sustainability (drains, roads, power supply etc). The land owners still wish to build. It is not feasible or particularly desirable to increase the amount of housing in the village/parish by any great number, whether this is for affordable housing or not. It was pointed out that with any waiting list for affordable housing, people would be taken from the top of the list regardless of whether they had any connection to the village.

The matter of more housing being needed in the area generally (particularly with the MOD bring 5,000 more personnel to the area) was discussed. This could distort the value of the existing houses. However any building on a large scale is unlikely to happen in Enford because there are only small areas of land available within the village and even this would impact on sustainability issues.

On the matter of 'Public Land' within the village, this could be used for Allotments, a play facility for older children or an outdoor sports/exercise facility. Cllr D'Arcy-Irvine has offered to go through the Land Registry to find out who the land may belong to. Some people have rented various locations but do not own them. Mr Adrian Orr is also waiting to hear from the local Council on this matter.

Referring to the land alongside the current Playpark, Steve Becker suggested that maybe this could be 'generally' added to land available for re-use within the village. All projects of this nature would of course require dedicated volunteers to bring it to fruition.

Cllr Harbottle asked about the land at the back of The Swan. Cllr D'Arcy-Irvine said that the Council owned the car park at The Swan but not the land. It is a small piece of land which is difficult to access, rendering it almost useless. Cllr D'Arcy-Irvine will also check the ownership of this land with the Land Registry.

Cllr Waight asked about the quantity of possible allotments available. Whilst this is too early to predict there is also the question of a water supply. There is more land in the village owned by the MOD but there is also the question of access to it. Cllr Monk suggested asking the MOD if it could be rented for the benefit of the village.

On the question of Planning Procedures, Cllr Monk explained that there were nominally 6 members of the Parish Council Planning Committee who dealt with any applications although every member of the Council may voice their opinion. Wiltshire council is legally obliged to inform a Parish Council and request their input. Where an application is made to trim back trees, it is generally waived through. When there are applications for house extensions and the like, the details are circulated to the Council members. If there are serious questions or mis-understandings then a site visit is organised. Applications which may be contentious are dealt with at a full Parish Council meeting. Applications which are contentious are dealt with by the Parish Council meeting with the fullest possible public attendance. Decisions are made and reported back to Wiltshire Council via the Clerk.