

Delivering a brighter, greener future for all

Minutes of the Town Development Committee held online Monday 26th April 2021 at 7pm

Membership:

Cllr Brett (East)	*	Cllr Nicklin	*
Cllr Davis (East)	*	Cllr Pitcher (East) Vice Chairman	A
Cllr Fraser (West)	*	Bill Parks (external representative)	A
Cllr Fryer (Broadway)	*	Len Turner (external representative)	*
Cllr Macfarlane, (West) Chairman	*		

Key: * Present A Apologies AB Absent

In attendance: Cllr Chris Robbins, Cllr Keeble

Officers: Fiona Fox, Town Clerk and RFO, Tom Dommett, Assistant Town Clerk, Judith Halls, Office Manager

TD/20/055 Apologies for absence

Apologies were received and accepted from Cllr Pitcher and external representative Bill Parks

TD/20/056 Declarations of Interest

None

TD/20/057 Minutes

TD/20/057.1 The minutes of the Town Development Committee (TD) meeting held on Monday 22nd February 2021 were approved as a correct record and signed by the chairman.

TD/20/057.2 Matter Arising - None

TD/20/058 Chairman's Announcements

The Chairman thanked the members of the committee and external representatives for their humour, courtesy and knowledge when discussing issues over the past year. He thanked the Clerk and Assistant Town Clerk for their guidance on legal and procedural issues and also thanked the Office

Manager and Parks and Open Spaces Manager for all their IT and technical assistance, especially in early days of online meetings.

TD/20/059 Questions
None.

TD/20/060 Public Participation
The Clerk read out statements from Tania Peacock and Tracey Clifford relating to agenda item 11, Review of Green Open Space. (attached)

TD/20/061 Reports from Unitary Authority Members
None

TD/20/062 Community Area Transport Group (CATG)
Members noted the Minutes of the CATG meeting held on 24th February 2021. Cllr Davis asked about the request for road markings at The Ridgeway which had previously been discussed by the committee and referred to CATG. It had not yet appeared on a CATG agenda. The Assistant Town Clerk will investigate the matter.

TD/20/063 New Issues
TD/20/063.1 Request for double yellow lines in Victoria Road.
Cllr Macfarlane proposed that the issue be referred to CATG, seconded Cllr Nicklin, voting unanimous in favour.

TD/20/064 Minutes CCTV Working Group
The minutes of the CCTV Working Group meeting held on Tuesday 15th September 2020 were noted.

TD/20/065 Review of Green Open Space
The Council has been contacted by two of the landowners who are unhappy with the designation of the Folly Lane Rehobath as Local Green Space. Members considered a report on the matter.

Cllr Macfarlane proposed that members receive and note the report.

TD/20/066 Neighbourhood Plan Review
It is approximately seven years since the Warminster Neighbourhood Plan was adopted. Since then, the Neighbourhood Plan Process has evolved as have other aspects of planning legislation. The further from adoption the Neighbourhood Plan gets, the less weight it is given in planning decisions and the more weight is given to new and or emerging planning considerations. It is therefore timely for the existing Neighbourhood Plan to be reviewed and updated.

Cllr Nicklin proposed members resolve that the new council should start work immediately on the Review of the Warminster Neighbourhood Plan, with one of the reasons being the report on the Green Open Spaces that was noted, seconded Cllr Fraser, voting unanimous in favour.

TD/20/067 Proposed Closure of Barclays Warminster Branch

Barclays Bank have written to the Council to say that they intend to close their branch at 32 Market Place Warminster on Friday 25th June 2021.

As part of this process Barclays has said it would welcome the town councils' views on how Barclays can help smooth the transition of this branch closure for local customers. In particular, Barclays would be interested to hear thoughts on the following questions:

- What do you believe will be the biggest impact of the closure of the Warminster branch on the local community?
- What do you believe will be the biggest impact of the closure of the Warminster branch on customers of the branch?
- What alternative ways to bank do you believe need to be provided to help customers and the community adapt to this change?

Members discussed the issue, and the following points were made:

Members would like to know if Barclays could provide a mobile banking service one day a week? Members are concerned that old bank buildings are not easy to convert and invite Barclays to offer the building for sale to other bank or building society or other provider of financial services. Members are concerned that other banks and the post office may also decide to withdraw their counter services. Members acknowledged the proposal to close the branch is a business decision, but they are sorry to see Barclays GO.

Cllr Davis proposed respond that the town council note with regret the decision to withdraw from the town and hope that Barclays keep a cash point. The town council regrets the emphasis put onto the Post Office as an alternative, and that the Clerk would respond to the three specific questions asked by Barclays and give a flavour of the other comments, seconded Cllr Nicklin, voting unanimous in favour.

TD/20/068 Communications

Members requested a press release on their regret at the forthcoming closure of Barclays.

Meeting closed at 19:53 pm

Thank you for your reply I am glad we are seeing a way forward.

So we are looking for local green space to be removed from neighbourhood plan due to NO direct consultation took place with private landowners, attached is paperwork that is in the consultation statement it is a fraudulent document NO support is or was given from landowners!

Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.

From talking and seeking advice from locality Neighbourhood planning roadmap guide above would be a way to be removing local green space.

Could you please refer this email to the council members attending this meeting on the 26th of April and attached document and also anyone else who needs to see it maybe the Mayor Chris Robbins as well. So, everyone has knowledge of what as private landowners would like changed to their land and everything is transparent!

Thankyou Tania Peacock

Working on the behalf of Mr Strong and Mr Gaskell, I am Mr Strongs daughter I have permission from both landowners to contact the council.

LGS Rehobath off Folly Lane

Land Owner Engagement

Three land holders (A, B, C)

Small tract of land totals approx 10 Ha

A 2.2 ha

B. 2 ha

C 1 Acre

Engagement with land owners was initiated from May 2014. Verbal conversations and discussion indicates B and C landowners wish to pursue the proposal and understand more about their role. Email updates ongoing

Primary Land Owner A

Communications are email updates initially monthly, moving to seasonal.

16/10/15 latest comms

03/08/15

09/07/15

29/05/15

27/04/15

03/12/14

29/10/14

06/08/14

25/07/14

Two on site meetings 2014

One telephone meeting May 15

Town Development Committee

Monday 26th April 2021. 7pm Online

Dear Sirs

As a member of the NP working group and a folly lane resident thank you for the opportunity to submit comments on the Agenda Items below:

- 11 Review of Local Green Space, Rehobath, Folly Lane

Warminster strongly value the Folly Lane LGS as a point of destination, which was shown in the community petition submitted at the time. It is a unique part of Warminster steeped in history and one of the few remaining wildlife corridors. The tree wider conservation skyline is considered significant, the last remaining meadow field on the west of Warminster and of course the only 'open space by the water' of Cannimore River. The need is even greater for the community to have access to local green walks, access to nature, the wilder countryside from their front doors. The pandemic has seen the use of Folly Lane Rehobath LGS rocket from 100's of users to 1,000's since the first lockdown. Do not underestimate the health benefits and wellbeing this visual asset provides people using it as a safe place to go off-road with no traffic. It complies with LGS NPPF 99, 100 and is outside Warminster town boundary and in fact the draft revised NPPF consultation 2021 how important it is for 'living with beauty' report recommendations.

As part of the NP due diligence, I have done my best to speak to people in the Community, the relevant Authorities and all involved Landowners, to articulate the threat in 2014 of Redrow bulldozing the lane for construction traffic. The action groups Savefollylane and ABC 'a balanced community' were the face of the Communities desire not to lose this great wild space and ancient Lane. The timeline and knowledge of this has been questioned and I am pleased to be able to clarify for the Committee, documents and correspondence are available reflecting the engagement level of all three landowners at the time.

- 12 Neighbourhood Plan Review.

As a member of the working group I fully support the review and delighted it is up for debate so quickly. NP is an asset to our Town and I urge the Committee to continue to support this vital review.

Tracy Clifford Folly Lane Resident