



# East Ilsley Parish Council

## MINUTES of the VIRTUAL PARISH COUNCIL Planning Meeting

Held on Thursday 14<sup>th</sup> May 2020 at 7.30pm via Zoom

Minute Reference: 002/14052020/PCVPM

Councillors online: A Sharp (AS) (Vice Chair), B McGrath (BMcG), Tracey Murray (TM),  
Stephen Meadows (SM), F Woods (Clerk)

MOP: 24

Press: 1

Meeting start: 19:33

Item	Detail	Action
1	<b>Welcome</b> AS welcomed all to the meeting, no apologies were received and we are quorate.	
2	<b>Virtual Meeting Etiquette</b> AS read out the information from the slide that was shared to all participants regarding the etiquette of the meeting. All public and press were muted on entry and unmuted when asked to speak.	
3	<b>Declarations of Pecuniary Interests</b> There were none.	
4	<b>Questions &amp; Comments from Members of the Public</b> <ul style="list-style-type: none"><li>▪ Site notices has not been placed at the time of submitting a comment but confirmed that they have now been put up. The crossing with the bridleway seemed more urbanised with tarmac and large signs, which were detrimental to the character of the area. Alternative routes for the access road seem not to have been considered.</li><li>▪ The attendees were shown live the area the road would go, along the back of the gardens to the cottages.</li><li>▪ Query over the need of additional units in the countryside.</li><li>▪ Query over the fundamental purpose of this increase in capacity at the development site and the impact of the additional traffic through the village.</li><li>▪ Opening hours, the industrial nature of who will let the workspaces causing additional noise, environmental impact, the disturbance of animal habitats and the devaluation of house prices was commented upon.</li><li>▪ Traffic was of great concern from several people, particularly with the new housing development in Compton also going through planning.</li></ul>	

Initial:.....

*Due to the large number of questions and comments received prior to the meeting and during item 4 the Chair suspended the meeting at 20:00 so these comments could be discussed in more detail.*

Beeswax Dyson representative, Mr James Dawson was given time to respond to the questions and comments from above and a summary can be read below:

- The re-development of the site would be sensitive to the AONB.
- Each workspace is relatively small (between 60m<sup>2</sup> and 120m<sup>2</sup> which would limit the types of businesses that can rent the units and the level of 'industry' they can bring to the area.
- The number of rolling doors has been reduced to 5 in the new proposal, again, reducing the number of businesses that can use them.
- No HGV's would be granted access to the site.
- The offices would be clean and managed by Beeswax Dyson.
- The reason for the delay in putting up the orange signs was due to Covid-19 in that the case officer from WBC is not doing site visits and they were issued in the post on a bank holiday weekend. The notices were put up on the same day they were received, hence the delay.
- The current proposed access route gives the least ecological impact on the area.
- A traffic survey has been done; 12,000 vehicles were observed in a week along Cow Lane. The worst-case scenario is an additional 5% of traffic.
- Ilsley Farm Barns is a redundant Farmstead, if farming were continued here it would increase activity at the site far more than this proposal.
- They would consider revising the opening hours and how to keep the view as undisturbed as they can.
- Bollards can be used to limit the traffic past the Sunrise Hill community.

*With the meeting still under suspension, further questions and comments were put forward by the public and are summarised below:*

- Was Sir James Dyson aware of these plans? Answer was yes and fully support them.
- If Ilsley Farm Barns became a dairy again, the traffic would not increase by 5% in the village.
- The research undertaken by Beeswax Dyson is phenomenal, however there should be a better position for the road as headlights can be seen for up to 1.5 miles. A road running behind the tree line would be more favourable.
- 5 roller doors imply that HGV's can access the site and some rental income would come from businesses utilising these. Beeswax Dyson stated that the units would be flexible and convertible subject to planning consent. An e-Bike workshop has expressed an interest but that could attract additional noise such as welding.

	<ul style="list-style-type: none"> <li>▪ Bollards would isolate the tenants at the top of the hill from the rest of the Sunrise Hill community.</li> <li>▪ Farm vehicle size is not an issue, in fact the sight of them delights the children but concern is raised over the types of businesses that might rent this space and the sorts of vehicles they would use.</li> <li>▪ The view of the road across the back of the cottages is a huge concern (again we were show the view via an iPad).</li> <li>▪ Potentially there are enough residents willing to pursue a legal approach.</li> </ul> <p><i>At 20:30pm the Chair recommenced the meeting.</i></p> <p>The Chair thanked all for participating in the open forum and stated it had given much more context to the comments and queries. Councillor Culver was on the call and gave insight into how the Western Area Planning Committee worked and that this could be called in to be discussed along with evidence from all parties.</p>	
5 & 5a	<p><b>Considering the Application &amp; Discussion</b></p> <p>BMcG commented on concern with the traffic, particularly with the new development at Compton and the proposed new school. The Opening hours were an issue, along with the compromised view up at Sunrise Hill and the types of businesses that would be attracted to the space.</p> <p>TM commented that the new access road would need to be addressed, perhaps running behind the tree line and the opening hours were of concern.</p> <p>SM commented that the new access road would spoil the view, behind the tree line makes more sense and the increased traffic poses an issue for the whole village.</p> <p>AS agreed with all the above and has concerns on the vehicle sizes, the opening hours and the new access road.</p>	
5b	<p><b>Pre-Submitted Questions</b></p> <p>Beeswax Dyson were thanked for working hard on the re-design, and they had listened to the previous comments from the public and made some improvements. As all questions had been answered during the suspension of the meeting it was agreed to proceed to 5c.</p>	
5c	<p><b>Completion of the Parish Observation Sheet</b></p> <p>It was agreed by Full Council 3 to 1 to formally object to this planning proposal. The reasons given were the opening hours, the access road, the view, the guarantees on who can rent the spaces and the requirement to limit the size of vehicles with access. It is worth noting that, the Parish Council would consider supporting this proposal should changes be made to the queries stated above, particularly considering the economy and its recovery after the Covid-19 Pandemic. The clerk will complete the Parish Observation Sheet and submit to the Planning Team at WBC.</p>	

6	<p><b><u>Contract for the Website Re-Design</u></b></p> <p>TEEC in Newbury have confirmed they can meet our budget requirements of £400 for cost of migration / re-build and under the economy plan package, provide us with the level of support needed plus 10 email addresses. Full Council agreed with this and the clerk will send a letter confirming we will proceed with them. Proposed 'live' date of new website is 1<sup>st</sup> September 2020, which will fully comply with the WCAG 2.1 legislation.</p>	FW
7	<p><b><u>Playground Repairs</u></b></p> <p>Quotes have been received to complete the work required to make the playground safe again (based on the annual inspection report received in January 2020). Full Council have agreed to proceed with CJM Services in Newbury at a cost of £2,578.00. The clerk will write to CJM Services and work will be undertaken as soon as possible to allow the playground to be used when lockdown restrictions are eased. This will be funded from the EMR playground fund.</p>	FW
8	<p><b><u>Further Questions &amp; Comments from the Public</u></b></p> <ul style="list-style-type: none"> <li>▪ The Pond - can villagers assist in the clean up operation? We have been sent names and numbers of contractors that can assist in this. We will make contact once we know that movements by contractors have been eased with Covid-19 and plan for the silt build up reduction in time for the rain season in Autumn.</li> <li>▪ Ilsley Farm Barns - can the Parish Council do a site visit? We have made our decision to formally object and this will be handed over to WBC for the planning team to proceed with.</li> <li>▪ James Dawson thanked everyone for their comments and confirmed they would review the opening hours, look at the roller doors and types of businesses and look at other access road screening options and will be back in touch.</li> </ul>	

The Meeting closed at 21:16pm and the chair thanked everyone for their attendance and for working with us on Zoom.

The next meeting will be our virtual Annual Meeting of the Parish Council on Thursday 28<sup>th</sup> May at 7.30pm via Zoom. Joining instructions will be issued on the agenda on Thursday 21<sup>st</sup> May 2020. We will not be holding an Annual Parish Meeting this year due to Covid-19 restrictions.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

Initial:.....