

# Coulston Parish Council

Parish Clerk - Mrs. Tekla Hicks

1 Little Court Lane, Edington, Wiltshire BA13 4PW

07427 406943

Clerk-coulstonpc@outlook.com

Minutes of the Extraordinary Meeting of Coulston Parish Council (CPC) held on 2<sup>nd</sup> April 2024 at 7.30pm

Present: Cllr Vize (Chair for the meeting), Cllr Fisher, Cllr Suter, Cllr Markes (Vice-Chair)

In attendance: Cllr Reay, 18 Members of the Public

Proper Officer: Tekla Hicks

## MINUTES

Minute No.	Item	Action
PC/24-25/1	<p><b>Apologies</b></p> <p>To receive and accept apologies for those unable to attend. None</p>	
PC/24-25/2	<p><b>Declarations of Interest</b></p> <p>To receive any declarations of interest under the Parish Council's Code of Conduct issued in accordance with the Localism Act 2011. None.</p>	
PC/24-25/3	<p><b>Public Participation</b></p> <p>To enable members of the public to address the Council regarding an item on the agenda. N.B. Pursuant to the Coulston Parish Council Standing Orders 2024, public participation may not exceed 30 minutes unless directed by the chairman of the meeting. A member of the public may not speak for more than five minutes. Full Standing Orders are available on the Coulston Parish Council website.</p> <p>A discussed took place between residents, parish councillors and the applicants of the Planning Application.</p>	
PC/24-25/4	<p><b><u><a href="#">PL-2024-02570</a></u></b> – <b>Pell House, 20B Coulston, Westbury. Wiltshire, BA13 4NY.</b></p> <p>Full Planning Permission sought for change of use to garage to mixed use residential with provision of toilet facilities associated with outdoor learning facility. Comments by 12-04-2024.</p> <p>Resolved Parish Council Comments as follows:-</p> <p>Coulston Parish Council held an extraordinary meeting to discuss this planning application on April 2<sup>nd</sup> 2024. The applicant was present as well as village residents, and emailed comments were also received. After hearing views from the public, there was a majority vote by councillors to object to the application.</p> <p>Our objection to the application is chiefly on the grounds that the information contained therein is incomplete, inconsistent and misleading. There are also issues regarding highway safety.</p> <p>The prima facie reason for the application is the installation of a toilet in the garage for the use of children attending the Affinity mentoring Alternative Provision (AP). However the toilet was installed in 2023, as evidenced by the new soil pipe, and the applicant actually claims that it has been there for many years, although not recalled by neighbours who have been inside the garage. The use proposed for the garage is 'mixed use residential' and '90% family' use as a 'garden kitchen' (further away from the main garden than the inside kitchen), which is inconsistent with photos on social media showing the majority of the space already configured and decorated as a play space for young children.</p>	

	<p>The land referred to in the application and accompanying photograph includes the entirety of Pell House and its associated land, not just the garage, and is furthermore seriously overstated. This is inconsistent with the assertion that the back garden is not part of the offer for the AP. The questions about parking, employees and opening hours have all been designated as presenting no issues. However all three are directly relevant to the operation of the AP, and information about these aspects is totally lacking despite being material to the planning decision. Employees' cars are parked in the driveway and sometimes in the road, taxis deposit and collect the children, and the garage building is directly adjacent to the road which is narrow with poor visibility.</p> <p>In conclusion, this application raises more questions than it answers. The address for the AP is Pell House; why is this the case if all that is envisaged is children using the family's garage facilities for a brief toilet stop between outdoor activities happening elsewhere? Affinity Mentoring's Facebook page contained posts with photos from a week in November 2023 which included use of the converted garage for the AP, and advertisements for employees. These posts have been deleted since the extraordinary meeting, why? The site is described as 'not in permanent use' in one part of the application, but 'a beautiful garden kitchen, which we all use every day as a whole family' in another; these statements directly contradict each other so they cannot both be true. It has simply not proved possible to ascertain exactly what is currently being provided in the garage at Pell House, and what might be envisaged as changing in that provision should this application be successful. The lack of clarity, contradictory statements and missing information mean that this application should be rejected.</p> <p>Based on the discussion above, the Parish Council resolved to <b>Object</b> to this application.</p>	
<p><b>To Note:</b></p>	<p>Date of next meeting: 7<sup>th</sup> May 2024. Annual Parish Council Meeting at 6pm, Annual Parish Meeting at 7.30pm.</p>	
	<p>Meeting closed at 8.30pm.</p>	