



## Sherborne St. John Parish Council

**MINUTES of the  
SHERBORNE ST. JOHN PARISH COUNCIL  
PARISH COUNCIL MEETING  
Wednesday 23 November 2022.  
The Chute Pavilion, Vyne Road**

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Councillors present: Richard Morgan – Chair (RM), Carl Davies (CD), Jane Bechelet (JB), James Rowley (JR), Councillor Rhydian Vaughan (HCC), and Councillor David McIntyre (Basingstoke & Dean BC)

Plus: Melanie Camilleri (MC) – Locum Clerk/Responsible Financial Officer  
Terry Buller – Grounds/Site Manager  
50+ members of the public (including Members of the SSJ Planning Action Group and Rooksdown Parish Council)

### **MINUTES**

Bewley Homes outlined their planning application for a new residential development on a parcel of land which sits to the edge of Weybrook Park Golf Club.

The development will be for up to 220 new high-quality homes, with access from Aldermaston Road and associated public open space and landscaping. (SHELLA site ref SSJ011).

This presentation was followed by a Q&A session for both members of the public and Councillors.

After the Q&A session, Cllr David McIntyre (Basingstoke & Dean BC) addressed members of the public.

See Appendix for full details.

David Wilson Homes development presentation was deferred.

- 135/22**      **Apologies for Absence:** Linda Agnew
- 136/22**      **Declarations of interest:** None
- 137/22**      **Minutes:** the Minutes of the Parish Council Meeting held on **09 November 2022** were approved.
- 138/22**      **Open Forum & Parish Matters**  
Period of time designated for Public Participation in accordance with the Standing Orders.
- 139/22**      **To receive a report from Councillor Rhydian Vaughan (HCC):** None
- 140/22**      **To receive a report from Councillor David McIntyre (Basingstoke & Dean BC):** See Appendix

- 141/22 Finance**
- i) The 2<sup>nd</sup> draft budget/Precept 2023/24 was reviewed and adjustments made. Further consideration with view to resolve to approve budget and set the 2023/24 Precept at the December meeting.
  - ii) RESOLVED: in consider of PCC's additional evidence submitted to support their Grant Application (for the Lych Gate repair) Grant monies £1,500 will be paid
- 142/22 Councillors Reports: None**
- 143/22 Correspondence, AOB, urgent matters**
- i) SSJPC Meeting dates for 2023: these have been set and are published on the SSJPC website.
- 144/22 Date of next meeting**
- The date of the next Meeting for **Sherborne St. John Parish Council** will be held on **Wednesday 14 December 2022 at 7:15pm in The Chute Pavilion, Vyne Road, RG24 9HX**

Being no further business, Cllr Richard Morgan closed the meeting at 9:50pm.

**DRAFT MINUTES TO BE SIGNED AT THE NEXT PARISH COUNCIL MEETING**

**APPENDIX**

**BEWLEY HOMES (WEYBROOK PARK GOLF CLUB) PRESENTATION**

Attending from Bewley Homes:-

- Andy Morris (Strategic Land Director)
- Mandy Owen (Chartered Town Planner)
- Maria Pouney (Land Secretary and PA)

**Summary of presentation**

- Bewley Homes is a local developer. Recent Developments:-
  - Oakley
  - Whitchurch
  - Overton
- Outline Planning Application for Weybrook Golf Club will be submitted in the next couple of weeks seeking approval to the approach in principle. Matters reserved for a later planning application are the details on layout, design of houses etc.
- Weybrook Golf Club is a site which has been promoted to BDBC for development by the landowner. BDBC has deemed this site suitable for development. Accordingly, it's been placed on the SHELLA (site ref SSJ011) as part of the 5-year land supply to meet BDBC's housing targets set by government.
- Weybrook Golf Course has grown to 27 holes. They will dispose of 4 holes (across 27 acres) for the Bewley Homes development comprising 220 dwellings (reduced from 250). Bewley Homes will refigure/redevelop the Golf Course and pass the Freehold to the Golf Club on which Bewley Homes will place restrictions. Golf Club members will not personally benefit.
- HCC Highways has carried out pre application assessments on the proposed access point and transport and determined these as acceptable. The Outline Planning Application (incl visibility of

access point and location of the roundabout) is subject to formal HCC Highways assessment and checks. A 2<sup>nd</sup> gated access point for Emergency provision is also being considered – location not yet identified.

- Bewley Homes held a public event held 06 Oct 3-8pm. 68 people attended. 25 indicated their support and 14 objected.
- Housing crisis with over 5,000 people on the waiting list for Affordable Housing. 40% of this development will be allocated to Affordable Housing.
- S106 contributions V CIL monies discussed.
- The Local Plan is out of date - BDBC has gone outside their 5-year plan.

Matters raised: -

- Public event Thurs 06 Oct was not well publicised - there is a lack of awareness across the whole community. Requested Bewley Homes raise awareness as follows:-
  - Publicise (incl their website URL) through SSJPC, FB, Village Noticeboards, Villager magazine. Agreed.
  - Hold a Public Event on the weekend. Agreed
  - Cllr Morgan invited Bewley Homes to attend a SSJPC Meeting in the new year. Agreed.
- Why wasn't a different location of the Golf Course selected - one which wouldn't impact rural villages? Bewley Homes indicated they'd carried out a Landscape Vision which had been agreed.
- Location of site is in the 'Strategic Gap' and therefore not supported by BDBC's planning framework. Classified as 'urban fringe development'. Density will be less than 12 to the acre. Open spaces around development to be determined a part of the detailed planning application stage.
- CIL monies are paid to BDBC & SSJPC and not to HCC who are the education provider – this development will place unacceptable pressure on local schools and class sizes. Acknowledged, but this is a matter for BDBC.
- Average price of dwellings not yet set – this will be assessed and determined at the detailed planning application stage. The application to be submitted at this stage is purely an outline application for approval in principle.

Cllr David McIntyre addressed members of the public

Summary of key points:-

- He believes in the 'right homes in the right places' which means meeting local need whilst protecting our rural environment.
- National Housing Target 2019 is 3.5K homes – every local authority has to identify their number using a gvt calculation. BDBC has overdelivered on their target and current targets are too high. BDBC are challenging the formula as it's not based upon up-to-date metrics.
- Existing sites have approval to develop but not yet started e.g. Manydown site. The block on this jointly owned site (developer, HCC, BDBC) is agreement to the financials.
- Urged people to write letters of objection as well as write to their MP Ranil Jayawardena. David will talk to Ranil Jayawardena directly on the community's concerns with this development. If there is a sizeable no. of objections, the application will go to Development Control for decision. Planning appeals on their decision go to the Planning Inspector to determine.
- The Local Plan is out of date – meaning there is a 'presumption towards development' position per National Planning Policy.
- Potentially precedent has been set by rejection of the 3 property development at Hilltop – on the grounds it contravened the 'strategic gap' test.