

Wootton Rivers Parish Council

Minutes of the Parish Council Meeting held on 13th January 2020

Present:	Cindy Creasy	Parish Council Chair
	David Butler	Parish Council Vice Chair
	Clare Bamforth	Councillor
	Dean Cowley	Councillor
	Nick Jones	Councillor
	Neil Worthington	Clerk

Apologies received from Steve Rawlings, Anne Swift and Jerry Kunkler.

1. Declarations of Interest and the granting of dispensations.

Councillors were reminded of the Code for Conduct and the need to declare any interest relating to the items on the Agenda. Dean Cowley declared an interest in deciding any donation to the Church as he was Treasurer.

Dispensations to discuss and vote on the Precept were requested by David Butler and Clare Bamforth and granted because, without the dispensation, the number of persons unable to participate in setting the Precept would be so great as to impede the transaction of this item of business.

The other Councillors present already had dispensations in place which were still current.

2. Minutes of Previous Meeting and Matters Arising.

The Draft Minutes of the Parish Council Meetings held on the 4th November and 9th December 2019 were agreed as a true record and signed by the Chair.

3. Matters Arising from the Minutes

2019 Model Financial Regulations – to be reviewed. *Action: Clerk*

Snow Plan/ Winter Preparation - David Butler had collected the salt which was held at East Wick. The snow blower was unable to be repaired and Wiltshire had provided a replacement which was considered to be too small to be much use. David Butler would look into the options of East Wick repairing the original one. A new grit/salt bin had been supplied to replace the damaged one. A simple snow plan has been submitted to Wiltshire Council and approval and/or comments were awaited.

Rights of Way – Blanchards had been contacted a number of times requesting that the access gaps to the permissive path be formed but the work had not yet been carried out. They were to be chased up again. *Action: Clerk*

Road maintenance – as suggested by Jerry Kunkler at the last meeting Malcolm Bevan the Area Manager for Highways had been contacted about the road maintenance promised but not carried out and the lack of communication from the local Engineer. He had responded and better communications had been promised. With regard to the drainage system he reported that all the pipes and gullies had been cleared over the last few visits. Also, no blockage had been found following the CCTV survey and system was all flowing. The road sweeper had attended before Christmas and swept the roads. However, it had not done all that was required and

there was still a wide band of mud and wet leaves left at the sides of the roads covering the tarmac. Mr Bevan suggested that the removal of this could be done by the parish steward which seemed unlikely. This was to be discussed with the steward before his next visit on 22nd January.

Mr Bevan also suggested using the discretionary gully service to clear isolated blocked gullies. The gullies and drains in the road opposite the Royal Oak and at the bottom of Primrose Hill have been reported but no action has yet occurred.

Action: Clerk to chase up

Tree work at Recreation Ground – a 3rd quote for the tree work could not be obtained and as the work was required to be carried out it was agreed to proceed and decide between the quotes already obtained. Tony McGarry recommended using Rowan Tree Surgery. The quote was to be checked and an order placed. *Action: Clerk*
Street lamp - the street lamp at the bottom of South Bank had not yet been repaired and it was reported that the one opposite Noyes Farmhouse was also not working.

Action: Clerk

Residents were reminded that they can report road defects, broken street lights etc direct to Wiltshire on their website or by using the MyWiltshire app.

4. Report from Wiltshire Councillor.

Jerry Kunkler, who was unable to attend, had advised that the next Area Board meeting was on 9th March. The budget setting process and consultations are continuing and will be determined at the full council meeting on 25th February. The planners had submitted their response to the Planning Appeal for Church Farm and the decision was awaited.

5. Report from Community Police Officer.

No representative from the Police was in attendance and Nick Mitchell-Briggs was also unable to attend.

The December police report had been received and included notice about changes to the community policing teams. Priorities for the area include combating retail theft in Marlborough. The recent crime update did not include any incidents of crime in Wootton Rivers, although a theft from a vehicle at Martinsell Hill car park was reported. Advice was as usual, keep vigilant and report any suspicious activity.

6. Finances

Financial Report 2019/20

The current financial situation was reported as follows:-

Balance at Bank

Deposit Account		4571.12
Current Account	2132.10	
Less payments authorised / in progress	<u>0.00</u>	<u>2132.10</u>
Total funds in bank		<u>£6703.22</u>

Amount set aside for expenditure on Recreation Ground £761.00

Budget Review

Expenditure at the end of the year was expected to be within budget :-

Agreed Budget		£4045.00
Expenditure to date	3294.00	
Anticipated further expenditure	<u>661.00</u>	
Anticipated Total Expenditure		£3955.00

Income/Payments

No further payments had been received but Ford Fuel had provided figures showing that 145,435 litres of oil had been purchased through the BEAM group and that a rebate of £727.18 had been requested. This was approximately a 10% reduction in oil used compared to the previous 12 months but was still a substantial payment to Council funds and reduces the amount of tax needing to be raised. Nick Mitchell-Briggs was thanked for his efforts in signing up residents to the scheme and it was noted that as well as contributing to PC funds the oil price from Ford Fuels continued to be very competitive

No payments had been made since those authorised at the PC meeting of the 4th November 2019.

The following payments were authorised to be paid via BACS

1. Idverde invoice 17.12.19 for grass cutting the Recreation Ground - £276.38 incl VAT
2. N Worthington for payment made to Viking for ink cartridges and stationery - £106.02 incl VAT
3. Donation to PCAP for 2019/20 - £50.00
4. Donation to St Andrew's Church to assist with grounds maintenance for 2019/20 - £100.00
5. Neil Worthington for payment made to Primary Care for new defibrillator location sign to replace existing one faded by UV - £41.88 incl delivery & VAT.

It was noted that £250 included in the budget for signboard repairs and notice board repairs had not yet been spent and these items should be progressed. *Action:* Clerk/Steve Rawlings

Budget and Precept

Details of the current state of the Parish Council finances and a draft budget for 2019/20 had been issued prior to the meeting. It was anticipated that the balance of funds at the end of this current year would be £6,382 of which £761 is ring fenced for the Recreation Ground. The equivalent figure for the previous year was £6,376. The size of the reserve was discussed and it was agreed that it would not be sensible to reduce it by a large amount. Jerry Kunkler had previously indicated that as Wiltshire Council finances were under strain further responsibility for non-statutory items may fall on the Parish Council.

A budget of £4,050 had been prepared based on the essential Parish Council spending with optional expenditure for various other items included for discussion. The following allowances for these items were agreed – Clerk's Salary to increase by 0.5 hour to 3 hours per week as the final stage in increasing the salary to a more realistic figure £1570, funding PCAP £50 and donation to help fund the grass cutting to the Churchyard £100.

The budget of £4,050 was therefore agreed which was a slight increase of £5 from last year.

The precept for 2019/20 was £2,986.09 , but as the tax base had slightly increased, a 0% change to resident's tax bills would result in this year's precept rising to £3036.61 – this would give a shortfall of £1013.39

The range of other options proposed to fund the budget were discussed and a motion was proposed by Cindy Creasy and seconded by David Butler to increase the

precept by 5% to £3,188.06 which means that a Band D tax payer would pay £25.26 per year for the Parish Council – an increase of £1.20 per year. This level of increase would help to protect Council funds against additional expenditure needed in future years as more services became the Parish Council's responsibility.

This motion was put to the vote and carried unanimously.

The difference of £861.94 between the budget and the Precept was to be funded by the BEAM contribution (assumed as £725) and drawing £136.94 from the reserve.

It was noted that, as in previous years, expenditure on the maintenance of the Recreation Ground was expected to be met from the ring-fenced funds (currently £761) resulting from money raised by events. Tony McGarry noted that some minor expenditure was now needed to replace some games equipment and for a visit from the mole exterminator.

It was agreed that he should proceed with these.

7.Planning

19/11140/FUL Revised design for house at Church Farm - alterations to an existing consent for a 5 bedroom, two storey dwelling under applications 16/11051/FUL and 17/03881/LBC formerly known as Plot 3, now renamed as Plot 7.

This further application for another design for the large house at the rear of Church Farm had been received despite the previous design still going through the Appeal process. This was a more contemporary design which had been suggested by Wiltshire planners as an alternative to the barn like design previously consented. A site visit by Councillors had been made.

Comments on this application from Councillors and the residents present were invited and were as follows.

- The application should be rejected as the site has now been separated from the original application 16/11051/FUL. It should be treated as a new application which would be rejected under Wiltshire's Core Strategy and the Neighbourhood Plan.
- There was major concern about the extent of glazing to the side and rear elevations which would cause excessive light pollution and make the buildings very visible at night
- Although the ridge height is stated to be the same as the consented building the design still includes two very large brick built chimneys projecting above the roof line. Concern was also expressed that the traditional brick chimneys were out of keeping with the standing seam metal roof.
- A garage has now been included which, although in a location in which it will be mainly hidden, is sited outside the Conservation Area and built area boundary and therefore within the open countryside. This should not be permitted as a matter of principle as it would set a precedent.
- Although a better design than that currently being appealed it was considered that the design does not blend in with the existing farmyard buildings. The Design and Access statement section 5.2 repeatedly refers to the design being based on a traditional barn (as did the consented design) but the increase in the eaves height from 3.5m to 5.2m, the large expanses of facing

brickwork to the rear elevation, the inclusion of the flat roof and balcony with first floor 'patio doors' and the large chimneys mean that the whole design fails in this respect. The consented design already meets this design criterion and was agreed as an acceptable compromise to which Wiltshire Council's planner, Conservation Officer, Wootton Rivers Parish Council, and the applicants all agreed.

- Concern was expressed about the possibility of this house being built without the existing buildings being renovated and the front of the site being developed. Note was made of clause 5.2.4 of the D&A Statement where this possibility is suggested. All conditions which formed part of the planning decision 16/11051/FUL should apply to this application.
- The only access agreed by Wiltshire Highways and which has been approved as part of 16/11051/FUL is the southern access. D&A statement clause 5.2.4 states that the existing north access could be used and although drawing PL004 is not listed on the application form it is published on the website for this application and shows access directly to the north access. The application states that access will be as shown on PL301B. In fact, the drawing published on the website is PL301C and does not show the road access. The PC had requested a full site plan from the architect showing the relationship of the new design with the front part of the site which would have cleared up this discrepancy but has not been supplied. There is therefore considerable concern about the applicants intentions regarding access and this needs to be clarified and confirmed that the consented south access is the only one to be used and a condition should be attached, should this application be granted, that the north access should be blocked up and the south access formed as consented before the house can be occupied.
- It was noted and regretted that the PC's offer to meet with the applicants to discuss their proposals had not been accepted.
- The level of detail shown on the drawings were insufficient to fully appreciate what was proposed.

Following further discussions Cindy Creasy proposed that the PC response should be to object to this application setting out the concerns as above. The motion was seconded by Clare Bamforth and supported unanimously.

19/11387/VAR Church Farm - for variation of condition 2 (approved plans) on 19/04526/FUL to incorporate 6 air source heat pumps showing their proposed position for each dwelling (date for comments 06/02/20).

Comments on this application from Councillors and residents present were invited and were as follows: -

- Concerns were expressed that no information had been submitted with the proposal regarding any contact with SSE confirming that there was sufficient electrical capacity adjacent to the site to run 6no air source heat pumps.
- Although the literature supplied with the application seemed to indicate that the units proposed would be quiet there was concern that having 6 no ASHP's in a compact area would collectively cause unacceptable noise pollution. It was noted that the decibel ratings given did not take into account reflected

noise levels from paving and walls. The ASHP sited behind the boundary wall caused particular concern. The experience in the village was that ASHP's did cause noise pollution and that other green technologies are available which do not have this drawback and should be investigated as an alternative.

- Although the NP supports the use of green technology it also seeks to maintain the tranquil feeling in the village.
- There is confusion in the application in that 2 different drawings are included which provide alternative locations – PL252A and PL252D. Neither drawing is mentioned on the application form so it is not known which is proposed.
- Although this application is stated to be for the addition of 6no ASHP's there are 30 other drawings and a transport technical note published on the website. It is not possible for us to go through and check that each is as previously issued. It was agreed that the Council be asked to confirm that no changes have been made on any of these drawings which change or alter any of the planning consents previously granted. The PC should request that if the LPA is minded to grant permission for this application we should request that it is made clear that the permission only relates to the location of the ASHP's as shown on drawing PL252D so that any changes made on the other drawings do not slip through the planning process by default.

Following further discussion Cindy Creasy proposed that the PC response should be to object to this application setting out the concerns as above. The motion was seconded by Dean Cowley and supported unanimously.

19/11867/FUL and 20/00146/LBC Noyes Farmhouse– refurbish existing barn and construction of new linked dwelling at Noyes Farmhouse. Changes to previous existing consent.

Gavin Maxwell-Hart explained the reasons for the changes to the previous consent and talked through the detailed drawings. The changes proposed were as follows:-

- The width of the glazed link between the barns is reduced to prevent the existing thatch to the barn being disturbed
- The internal staircase is handed to provide more headroom
- An external door to the old barn has been added to improve fire escape routes
- The windows have changed from aluminium/wood to black steel framed

Following discussion Cindy Creasy proposed that the PC response should be to support this application. The motion was seconded by David Butler and supported unanimously.

8. Correspondence received.

Tourist information board - Many other villages in Pewsey Vale have tourist display boards (similar to that outside the pub & at Martinsell car park) and Wootton Rivers had been invited by Pewsey Vale Tourism Board if we would now like to have one. The cost would be approximately £200 – 300.

It was agreed that this is not something that we would do at the moment.

10. Dates of the next meeting – Monday 9th 2020 at 7.30pm in the Village Hall.

Future meeting dates were agreed as 9th March, 11th May, 6th July, 1st September (Tuesday), 9th November 2020, 11th January 2021