

Wootton Rivers Parish Council

Minutes of the Meeting of the Parish Council held on 22nd August 2022

Present:

Dean Cowley	Parish Council Chair
Clare Bamforth	Deputy Chair
David Butler	Councillor
Cindy Creasy	Councillor
Steve Rawlings	Councillor
Julian Beames	Clerk

- 1. Apologies for absence:** Apologies for absence were received from Nick Jones and Anne Swift
- Councillors were reminded of the Code for Conduct and the need to declare any interest relating to the items on the agenda. No declarations were made.
- 3. Agreement of Minutes**

The Draft Minutes Parish Council Meeting held on the 4th of July 2022 were agreed as a true record and will be signed by Dean Cowley - Chair.

4. Matters Arising from the Minutes

4.1. Defibrillator – The clerk reported that the new defibrillator had been purchased and was now in service. The old defibrillator will be retained until such time as a disposal solution is found. This could hopefully be through selling it as either a serviceable or unserviceable unit to recover some money.

5. Planning Applications

5.1 PL/2022/05544 - Clare Cottage - Listed Building Consent for replacement of existing external doors and windows

Councillors agreed that the proposed designs were in keeping with the original windows and door and that it supported the aim to improve energy efficiency of the cottage. It was noted that the detailed design of the windows would be subject to review by the conservation officer and so a motion was proposed by Cindy Creasy and seconded by Steve Rawlings to support the application. This was passed unanimously.

5.2 PL/2022/05674 / PL/2022/04657 - Noyes Farm House - Listed Building Consent and Planning Application for: 1. Removal of kitchen chimney breast. 2. Removal of external brick archway. 3. Removal of concrete shed in garden and installation of EV charging point in its location. 4. Modification of garden retaining wall.

Following a site visit to which the majority of councillors attended there were felt to be no issues with the proposed changes, and that in fact these changes were in all cases restorative changes which would be beneficial.

A motion to support the application was proposed by Steve Rawlings and seconded by Cindy Creasy which was passed unanimously.

5.3 PL/2022/05565 – Land off Forest Road - Change of use of existing buildings on site, from restricted agricultural use, which excludes cattle housing to full agricultural use, including cattle housing

The Councillors were asked by the Chair on their views concerning this application.

Councillor Butler stated that as a fellow farmer he understood the logic in wanting to keep cattle in the barns and that by doing so it would allow the farmland to be more effectively used. He did not think that access to the site was an issue and so would support the change of use. He also noted that the design of the barns that had been erected were of a type which seemed to be intended for cattle storage.

Councillor Creasy stated that in her opinion the applicant should not be granted the change of use because both barns were built under permitted development rights which expressly stated that they must not be intended for cattle storage. She felt that the applicant was trying to circumvent planning rules by building the barns under these permitted development rights and then immediately seeking a change of use. If they had always been intended for cattle storage, then the barns would have been subject to a full planning application, and this would have allowed the council to scrutinise the application before they were built.

Concerns were also raised by members of the public attending the meeting regarding the general look of the site. A large amount of excavated chalk has been placed in front of the barns which was considered unsightly and plastic sheet waste from the site has blown into nearby trees. It was felt that if the development had been subject to proper scrutiny, then landscaping and tree planting to obscure it should have been required to retain the rural landscape.

It was also noted by councillors that the applicant had stated in the application that there had been no objections made when cattle had in the past been kept on the site in contravention of planning controls, but this was not in fact true. A complaint had been made to the Council by a local resident when cattle were kept in the first barn to be erected some years ago, and they had subsequently been removed following this complaint. More recently Wiltshire Council had taken enforcement action to have cattle removed from the more recently erected second barn.

Following these discussions, a motion to oppose the change of use was proposed by Councillor Creasy and seconded by Councillor Bamforth and this was passed by a majority of 3/2.

6. Relocation of the Railway Hut to the Recreation Ground

Councillor Swift and the Clerk had recently visited the old railway ticket hut which is currently residing on land to the South of Primrose Hill. This was to look at the feasibility of relocating it to the Recreation Ground where it could be used as a shelter/heritage centre. Despite its age the building appears to be watertight and in relatively good condition and so it was thought that it is worth pursuing this idea further.

Following discussions regarding issues such as the worked required to move the building, finding a temporary site to carry out the restoration, potential planning issues/permissions and also where on the recreation ground it would be sited, it was agreed to form a small team to investigate the project further and that the team would then report back to the Council with their findings and recommendations.

7. Recreation Ground Tree Survey

The Clerk reported that following the subject of ash die-back having been raised as a concern by the Recreation Ground management team he had contacted Savill's who are the land agents who manage the site on behalf of St John's College. They had agreed to carry out a tree survey to understand the extent of the issues, for which they are responsible under the Council's lease.

8. Grass Hires/Hot Weather Precautions

The Chair stated that he had asked for this subject to be discussed following the recent very hot and dry conditions as he thought it would be useful to understand what precautions could be suggested.

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Councillor Butler commented that they had experienced a fire on their land and that luckily this had been contained with the excellent help of the local fire brigade. He also said that if a grass fire was discovered then following a 999 call to get fire brigade assistance, local residents could try calling him as during periods of hot weather, they did keep a bowser of water on standby on the farm to tackle fires.

It was also agreed by Councillors that if a period of hot weather was expected then a note should be sent to all residents reminding them of the sensible precautions to take, such being careful when using barbeques, not lighting bonfires etc.

9. Finance Report

The Clerk reported that the bank balances were as follows:

Treasurers Account	£3159.15
Business Bank Account	£6573.80

Receipts since the last meeting

Imperative Training	£136.80	Defibrillator battery refund
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Payment to be approved since the last meeting was:

Defib Sales & Training	£970.92	Purchase of Defibrillator
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10. Report on Police Matters

It was noted that there had a been a case of burglary in the village and that as a result a note had been sent around the village to remind residents to take precautions especially during hot weather when windows may be left open

11. Correspondence received

Nothing requiring action

12. Date of the next Meeting

The date of the next scheduled meeting will be on the Monday 3rd October 2022

Signed as a true record.....Date
Dean Cowley – Chair