

# ST PAUL MALMESBURY WITHOUT PARISH COUNCIL

## Minutes of the Council Meeting held on 17<sup>th</sup> December 2019 at the Reading Room, Corston

**Present:** Cllrs Budgen, Hatherell, Payne, Hopkins, Merriman, Briggs, Edgley-Pyshorn, and Stephens

**Public:** Four members of the public were present

96 APOLOGIES FOR ABSENCE

Cllrs Lee, Cole, Clogg and Cllr Thomson (Wiltshire Council)

97 DECLARATIONS OF INTEREST

There were no declarations of interest.

98 PUBLIC QUESTION TIME

One of the members of the public asked the Council if it was able to provide an update to local residents on progress with application 19/07095/REM - Site1, Land at Burton Hill. The Cllr Budgen provided a verbal summary from the notes referred to in agenda item 7. These are reproduced below

“This is a summary of the salient points that arose from a meeting between Councillors from St Paul Without Parish Council [StPWPC], Impact Planning [IP] and the Green Square Group [GSG] which took place on 27th November. The meeting was requested by the GSG to present a number of changes to their application 19/07095/REM – Site 1, Burton Hill, following a meeting with planning officers from Wiltshire Council earlier in the month.

Those present were

GSG: Managing Director (Homes), Sales Director and Senior Architect

IP: Managing Director, Senior Planner

Eight Councillors from StPWPC plus Division Councillor, John Thomson

The presentation began with an introduction by IP explaining how the Outline proposal for this site had been developed in collaboration with a Task Group consisting of local Councillors and residents using the Malmesbury Neighbourhood Plan as the background document. It was suggested that the term ‘active elderly’ had been superseded by the term ‘older people’ which had come to be defined as “people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.” It was suggested that the latter type of accommodation was already being supplied locally at Athelstan Court, Townsend Court and Burnham Court and that the former requirement would be supplied by this proposal. GSG stated that their market analysis did not support the proposal contained in the consented Outline application for the Burton Hill site.

This was countered vigorously by Councillors who reminded the meeting that this site was chosen because there was overwhelming evidence from the comprehensive Neighbourhood Area Survey, which informed a great deal of the MNP content, that the community wished to see more one and two bedroom single storey dwellings provided to enable people to remain independent longer. This site was chosen for its proximity to the Primary Care Centre, a local food store and the regular bus service into the town centre. The GSG proposal, and revision, could be delivered anywhere and would be a misuse of this plot of land so adjacent to amenities valued by older people.

The revised proposal would retain a similar layout but with the retention of only two storey dwellings, albeit with lowered eaves and dormer windows to many of the properties. There was a larger area of open space situated adjacent to the rear gardens of the properties along the Swindon Road with

most of the terraces aligned perpendicular to the garden line to mitigate any overlooking concerns. Other features referred to were

- the use of knock-out panels to facilitate improved access to rooms if required,
- the use of hoist points in the joists,
- the use of fixings to enable the installation of stair lifts and through floor lifts,
- the use of high levels of insulation,
- the use of the use of heat pumps for heating
- low maintenance windows
- a separate individual electrical circuit to enable car charging points to be installed if required
- the use of a combination of timber and stone for external finishes

It was confirmed by GSG that all the properties would be market housing. The affordable housing element had been incorporated in the Site 2 allocation.

All Councillors present, whilst welcoming the improvements outlined above, were extremely critical of the lack of any single storey accommodation. Cllr Budgen reported that there had already been a number of expressions of interested lodged with him from people wanting this kind of property. The shortage of bungalows and single storey properties in the local area was well known and unsurprising given the high percentage of older people living in the local environs – amongst the highest in Wiltshire. This type of accommodation was in great demand. GSG indicated that, in their experience bungalows did not sell, and all developments had to be financially viable, however this was countered by a suggestion that GSG had paid too much for the land which had consequently forced such a significant departure from the consented Outline application.

It was made very clear to GSG and IP that any revised application that did not respect more closely the intentions for this site as outlined in the MNP would unlikely find support with local Councils and residents. Cllr Budgen suggested that for the Councils to do otherwise would be a betrayal of the community who had wholeheartedly supported the NMP.

The meeting was held in a cordial and constructive atmosphere with GSG and IP undertaking to reflect on the points raised.”

99 TO RECEIVE AND ADOPT THE MINUTES OF 27<sup>th</sup> NOVEMBER 2019

The minutes of the 27<sup>th</sup> November 2019 were adopted and signed as a true record.

100 TO RECEIVE PLANNING UPDATES AND REVIEW NEW APPLICATIONS

The Council considered the following planning applications. Full comments submitted by the Council can be viewed on-line at Wiltshire Council under the relevant application reference.

Site Address	Description	Main points of submission
Land adjacent to Waitrose, SN16 9FS	Construction of gabion wall, infilling & tree planting	Objection – lack of justification, impact upon MCA
19 Milbourne Park Milbourne, SN16 9JE	Subdivision of existing plot and construction of a new two-bedroom bungalow with associated parking	Objection – conflict with WCS policies 2 & 57(iii)

Cllr Budgen reported that there were no further updates from WC Enforcement on the previously reported topics.

101 FINANCIAL REPORT

The bank statements showing balances of £8,171.62 and 25,674.96 were noted and signed as correct by the Chairman. The Receipts and Payments accounts for the eight months to 30<sup>th</sup> Nov 2019 were received and approved. The Chair signed a List of Payments for Authorisation as per supporting invoices.

Payment No.	Payee Details	Reason	Amount (£)
1	C & R Reading Room	Ad hoc hall hire, including December	51.00
		Total	<b>51.00</b>

**Action: Cllrs Budgen, Edgley-Pyshorn**

102 GREEN SQUARE MEETING NOTES

It was resolved that the notes were an accurate reflection of the salient points discussed between Green Square and a number of St Paul Without Councillors at the informal meeting on the 27<sup>th</sup> November. It was agreed that these notes could be circulated to local residents and MTC P&E Committee.

**Action: Cllr Budgen**

103 INSURANCE – COUNCILLORS’ DECLARATION

Cllr Hopkins explained that to fully satisfy all the requirements of the Council’s insurance policy, the form that had been circulated prior to the meeting had to be completed by each Councillor. A number had been returned already however a few were still outstanding and these needed to be completed.

**Action:**

**All Councillors**

104 REVIEW OF COUNCIL’S INTERNAL AUDIT ARRANGEMENTS

Cllr Hopkins reported that good governance required an organisation’s internal audit processes to be reviewed on a regular, ideally annual, basis. This review has taken place and Cllr Hopkins was able to report everything was in order. He confirmed that the Council’s Internal Auditor was prepared to continue with the role and the meeting supported his appointment for another year. Cllr Hopkins will request that the Council’s recent changes to procedures are particularly scrutinised and reported on.

**Action: Cllr Hopkins**

105 PERSONNEL SUB-COMMITTEE REPORT

In Cllr Clogg’s absence, Cllr Briggs provided a brief verbal report. He explained that two candidates for the vacant Clerk’s position had been interviewed; both were found suitable however Mrs Marina Cowan had been selected. A letter of appointment had been sent to her along with the Council’s employment contract. A start date of the 1<sup>st</sup> January had been agreed. Cllr Briggs in his capacity as temporary Acting Clerk will undertake a handover of duties at a mutually convenient time in the early New Year.

**Action: Cllr Briggs**

106 S106 FOOTPATH CONTRIBUTION

In Cllr Clogg’s absence, Cllr Budgen presented Report #12.2. Following a brief discussion, the recommendation in the report was supported providing Cllr Clogg with a mandate to continue liaising with local footpath groups to identify worthy projects, their costs and timescales which could be then considered by the Council as suitable for funding using this s106 contribution.

**Action: Cllr Clogg**

107 COMMITTEE REPORTS

Highways

Cllr Hatherell reported the following Parish Steward priorities:

- Truckle Bridge to Foxley Road - sweep up & clear fallen leaves from pavement – some sweeping has been completed but the mechanical sweeper is unserviceable.
- Milbourne Lane – clearing the blocked drains either side of the bus shelter still to be completed.
- Milbourne - clearing the gulleys along C67 east of Tanners Bridge still to be completed.
- Burton Hill to Water Meadows - completed.
- Pavements through Corston to be swept to remove loose gravel after the recent patching along the A429 but the mechanical sweeper is unserviceable – not completed.
- Corston to Burton Hill pavement – additional siding out has been completed.

Councillors are asked to check that salt/grit bins were full and report any problems to Cllr Hatherell

Further damage to the finger post at Rodbourne was reported. Wiltshire Council has now identified that these matters are the responsibility of Parish Councils, consequently a quote will be sought for its repair.

**Action: Clerk**

Playing fields

Cllr Hatherell reported that he had completed the monthly inspection of the playground equipment at the Chippenham Road site on the 16<sup>th</sup> December and completed the monthly & defect reports. At Chippenham Road remedial work to address issues in the most recent RoSPA inspection has been contracted to an authorised contractor. The grass cutting contractors will replace a post damaged during a recent visit. **Action: Clerk**

Cllr Hatherell reported that he had completed the monthly inspection of the playground equipment at the Rodbourne Road site on the 16<sup>th</sup> December and completed the monthly & defect reports.

The meeting closed at 20:15

The date of the next meeting is 22<sup>nd</sup> January 2020.

..... Chair ..... Dated