

ST PAUL MALMESBURY WITHOUT PARISH COUNCIL

Minutes of the Council Meeting held on 26Th August 2020 via Zoom video conference

Present: Cllrs Budgen, Hatherell, Hopkins, Merriman, Clogg, Jones, Briggs and Thompson (Wiltshire Council)

Public: No members of the public were present.

43 APPOLOGIES FOR ABSENCE

Cllrs Payne, Edgeley-Pyshorn, Cole and Stephens

44 DECLARATIONS OF INTEREST

Cllr Hatherell, as a Trustee of the Reading Room Corston, declared a non-pecuniary interest in planning application 20/06362/FUL.

45 PUBLIC QUESTION TIME

There were no members of the public present.

46 TO ADOPT THE MINUTES OF THE MEETING ON THE 22nd JULY 2020

The minutes of the meeting on the 22nd July 2020 were adopted as a true record and signed accordingly.

47 TO RECEIVE REPORT #08.1 ON PLANNING UPDATES AND REVIEW NEW APPLICATIONS

Cllr Budgen presented Report #08.1 which was noted.

Site	Description	Reference
Hangar 88, Hullavington, SN146GU	Workshop of steel construction with steel roof and walls, to be used as an isolated workshop for car body repairs, and light industrial use	Objection
3 Hillcrest, Swindon Road, SN16 9LU	Single storey rear extension	No objection
Lawn Farm, Grange Lane, Rodbourne, SN16 0EP	Erection of replacement grain store	No objection
Land adjacent to Waitrose, SN16 9FS	Construction of a gabion wall and infilling	Objection
Home Farm, Burton Hill, SN16 0EW	Notification for Prior Approval under Class Q – Conversion of agricultural buildings to form 2 dwellings with associated operational development	Objection
Rosskerris, Foxley Road, SN16 0JE	Two storey and single storey extensions, new windows and recladding of the house, construction of a car port	No objection
Corston Village Hall, Main Road, Corston, SN16 0HD	Demolish existing rear lean-to structures and replace with a new extension, minor internal alterations	Support
Southfields Farm, Lea, SN16 9NF	Retrospective application for permanent retention of 2 static mobile homes to accommodate agricultural workers, along with ground works and the erection of site service shed incorporating a WC	No objection

25 Hullavington Barracks, Hullavington, SN14 6BT	Replacement of existing dilapidated windows and doors to building 25 (main boiler house) with Crittal windows, mortice and tenon timber door sets to match existing profiles and specifications	No objection
The Old Coach House, Grange Lane, SN16 0ES	Proposed garage conversion to annex including external alterations to cladding, window and door fenestration	No objection
Mount Pleasant, Mill Lane, Corston, SN16 0HH	Extensions to existing dwelling	To be decided after consultation with neighbours

Detailed comments can be viewed on the WC planning website

48 FINANCIAL REPORT

The bank statement showing balances of £6,367.91 and £35,710.01 were noted and signed as correct by the Chair. Cllr Budgen signed the List of Payments for Authorisation as per supporting invoices; Cllr Clogg, first authoriser, Cllr Budgen second authoriser.

Action: Cllrs Clogg and Budgen

Payment No.	Payee Details	Reason	Amount (£)
1	Idverde	Grass cutting	769.28
2	Roger Budgen	August Zoom subscription	14.39
3	Tim Cowley	Corston bus shelter refurbishment	290.00
4	Mike Langley	Cowbridge footpath vegetation cut-back	160.00
		Total	£1233.67

Cllr Budgen to follow up a receipt for the £500 donated to Heals.

Action: Cllr Budgen

Cllr Merriman was asked to approach Mike Langley Maintenance for a quote for the next two years for the annual cutting-back of vegetation along the Cowbridge footpath, the Clerk was asked to obtain another quotation as per the council's Standing Orders. These will be presented at the next meeting.

Action: Cllr Merriman and Clerk

49 TO RECEIVE A VERBAL REPORT ON THE OUTSTANDING ACTIONS RELATING TO THE ACCESSIBILITY ANALYSIS OF THE COUNCIL'S WEBSITE

This will be reported at the September meeting due to Cllr Cole's absence on holiday.

50 TO RECEIVE AN INFORMATION PAPER ON THE PROGRESS TO DATE OF THE MALMESBURY NEIGHBOURHOOD PLAN REVIEW

Cllr Budgen presented the information paper following the latest meeting on 20th August; the information was noted. Cllr Clogg sought clarification of the quoted timescale to produce a NPPF para 14 (a) compliant local NP. Cllr Budgen confirmed that it was likely to take over a year; there were no other questions.

51 TO CONSIDER A REQUEST FROM ALDI TO OFFER A NAME FOR THE LINK ROAD FROM THE ROUNDABOUT ON THE A429 INTO THEIR SITE

It was decided to forward two names to ALDI as suggestions for their link road. These were Festival Way/Road to reflect the site being close to the location of the popular WOMAD Festival, and Whychurch Road/Way to reflect the adjacency of the local farm.

52 TO CONSIDER PARTICIPATION IN A TRIPARTITE VIRTUAL COUNCIL CONSULTATION MEETING WITH A DEVELOPER TO RECEIVE INFORMATION ON A PROPOSAL FOR A SOLAR FARM ON LAND TO THE WEST OF THE A429

Cllr Budgen reported that the developer of a proposed solar farm was suggesting a joint consultation

with the other two affected councils - Brokenborough and Charlton - on the 2nd or 3rd of September. Cllr Budgen will circulate details when available. **Action: Cllr Budgen**

53 TO CONSIDER A REVISED ESTIMATE OF £3502.40 FOR SURFACING THE 44M STRETCH OF MALM 17 AT COWBRIDGE WEIR

Cllr Clogg reported that the revised estimate was above the previous estimate agreed by the council but within the s106 footpath contribution available for use by the council. The minor increase was due to the landowner asking for a specific stone surface to prevent possible damage to his cattle's hooves. There was concern over tenders not being sought as per the council's Standing Orders. It was explained that Wiltshire Council was managing the project with this council only providing its agreement to the use of the s106 funds. The WC tendering process complied with all EU regulations.

Action: Cllrs Clogg & Budgen

54 TO REQUEST WC ENFORCEMENT TO INVESTIGATE A POSSIBLE BREACH OF PLANNING ON LAND IMMEDIATELY BEHIND CHIPPENHAM ROAD PLAYING FIELD

Cllr Hatherell reported that there appeared to be a considerable amount of construction work taking place on land to the west of the Chippenham Road playing field on what was thought to be classified as agricultural land. It was decided to request WC Enforcement to investigate a possible breach of planning.

Action: Cllr Budgen

55 TO RECEIVE VERBAL REPORTS FROM COMMITTEE REPRESENTATIVES

Cllr Hatherell reported the following:

Highways

Cllr Hatherell reported that the Parish Steward has been engaged on other countywide tasks for the last three weeks so jobs are behind.

Parish Steward jobs completed

- Completed weed kill along the footpath along the A429 between Corston & Burton Hill – though Corston & from Waitrose to Barton Close
- Repaired & fixed the name plate at Barton Close

Parish Steward jobs to be completed

- Strim the Corston to Malmesbury footpath after main contractor has cut back the verge along the A429.
- Clear weeds & spray at Cowbridge Crescent & Rodbourne Road estate.
- Clear weeds along pavements & kerbs through Corston and along the Swindon Road to Cowbridge.

A report has been raised with Wiltshire Highways to investigate the ongoing problems with blocked drains at Milbourne Park as this might be due to tree root damage.

Grit Bins

Cllr Hatherell has replied to Nicola Mundy, Weather & Drainage Officer's email to request grit bin plan. Cllr Hatherell is to check the locations they have & then complete and submit the audit.

Playing Fields

Corston:

- Idverde has satisfactorily replaced the damaged post on the slide on 29th July.
- Cllr Hatherell has fitted red striped tape to all the play equipment & seating and renewed the 3 Covid-19 notices advising that the playing field is still closed.
- Idverde will be starting the first part of the vegetation clearance on 28th August; neighbours have been informed.
- The building contractor who parked and put a skip into the playing field has agreed to reseed the damaged area.

Rodbourne:

- Cllr Hatherell has fitted red striped tape to the basketball play equipment & renewed the Covid-19 notice advising that the playing field is still closed.

Cllr Hatherell inspected both play areas on 24th August, all red tape and notices were still in place on the equipment. Cllr Hatherell reported that the annual ROSPA inspection would take place in September.

Cllr Merriman reported that a bench in Milbourne has been damaged and requested it be removed. It was reported that there were overgrowing brambles creating a hazard for pedestrians from St John's Bridge to Barley Close and along the Foxley Road. Cllr Hatherell to contact the Parish Steward.

Action: Cllr Hatherell

TO CONSIDER A DOCUMENT FROM LOXTON LAND REGARDING THEIR LATEST PROPOSALS FOR A RESIDENTIAL DEVELOPMENT ALONG RODBOURNE ROAD

At this point, Will Taylor, Loxton Land MD joined the meeting to answer questions on the document previously circulated. A number of concerns were raised

- the description 'agricultural land' for the unused land on the site raised the possibility of a second phase development with additional units above the 12 to 15 being proposed. Mr Taylor responded that there was no second phase development proposed and that the landowner might be minded to retain or gift the land. It was suggested that there might be an orchard, allotments or play area there. It was also suggested that a covenant might be in order, to help prevent future development.
- the impact of the additional vehicular traffic generated from this developed on the highway safety of the junction of Rodbourne Road with the A429 was also raised. Although Wiltshire Highways had not been consulted at this stage, the Loxton Land in-house highway consultant had commented that on average only 6 or 7 additional vehicles per peak hour would use the junction, which it was considered by the Developer to be acceptable.
- the meeting agreed that the support or otherwise of the proposal should not be driven solely by community benefit. The proposal presently suggested that a new pedestrian footpath could be delivered linking the small estate to the east of the site, along the front of this development and into the village. Additionally a car park for up to twelve vehicles could be provided adjacent to the Reading Room subject to the necessary approvals from the relevant landowners and WC Development Services. Cllr Budgen undertook to follow this up with the landowners.
- the council agreed that at this point in the discussions a wider consultation with villagers should take place. Mr Taylor agreed to facilitate this with the support of the council. Thought would need to be given as to how the consultation could be achieved – a physical event, a dial-in presentation or a postal drop. Mr Taylor suggested that this activity should be targeted for the next three or four weeks.
- Cllr Budgen asked if Loxton Land's original intention of submitting an application by the end of the year was still a target. Mr Taylor responded that in the current climate the landowners would rather have an application supported by the community and the parish council than one forced through without local support. Cllr Budgen to follow up with Mr Taylor. **Action: Cllr Budgen and Hatherell**

The meeting closed at 21.05

The date of the next virtual meeting is Wednesday 23rd September 2020 at 19.00.

..... Chair Dated