

**MINUTES OF A MEETING OF HILPERTON PARISH COUNCIL
HELD AT THE VILLAGE HALL, WHADDON LANE, HILPERTON,
at 7.30 pm on Tuesday, 19th July, 2005**

There were seven members of the public present.

PRESENT Mr. E. Clark (in the Chair)
 Mrs. S. Sawyer
 Mr. R. House
 Mr. K. Jackson
 Mrs. K. Hayes
 Mr. D. Drewett
 Mr. J. Willis
 Mr. M. Duff
 Mrs. M. Keates
 Mr. V. Bielecki

At the open forum a couple of members of the public present spoke against planning application 05/01347/FUL.

The Chairman declared the meeting open at 7.37 p.m.

1. APOLOGIES FOR ABSENCE

Apologies were received from Mr. Tucker, Mrs. Beckett, Mr. Cullern and Councillor S. Content.

2. DECLARATIONS OF PERSONAL/PREJUDICIAL INTEREST

Planning application: 05/01272/FUL: Mr. E. Clark (prejudicial as the applicant is well known to him)

Planning application: 05/01272/FUL: Mr. R. House (prejudicial as he sold the house to the applicants and has given them advice in the past)

Planning application: 05/01272/FUL: Mr. D. Drewett (prejudicial as the applicant is well known to him)

Planning application: 05/01352/FUL: Mrs. M. Keates (personal)

3. MINUTES

The Minutes of the Parish Council meeting held on the 21st June, 2005, were approved and signed. Mr. Jackson pointed out that he had given his apologies in respect of the additional Parish Council meeting held on the 5th July, 2005, but this had not been recorded. Subject to this amendment, these Minutes were also approved and signed.

4. MATTERS ARISING (from the PC meeting of the 21st June)

Minute 5c – The Clerk had received an acknowledgement to the letter she had sent to WCC on the subject of the new bus facility and was now awaiting a full reply.

Minute 6 – Police Report: The Clerk had written to Inspector Hookings but had not received a reply. She had therefore written to him again, enclosing the Agenda for the July PC meeting, but had still not received a reply. It was agreed that the Parish Council should now write a letter of complaint to Superintendent Evely.

Minute 7 – new Notice Board for Marsh Stores: The Chairman said that Mr. Ian Cradock would put the notice board up as soon as he was able.

Minute 7 – Standards Committee: Mrs. Hayes had decided, after some thought, not to put her name forward for membership of the Standards Committee.

Minute 7 – East Trowbridge Strategic Site/Weight Restriction to East of Trowbridge Relief System: The Clerk had written to WCC on the subject of the use of local relief roads by drivers of HGVs and she had also asked if the county council intended to set a weight limit through Staverton. A somewhat unsatisfactory reply had been received, counselling caution in respect of the outcome of any weight limit study for Staverton and stating that the county council had consistently maintained that the proposed road linking West Ashton Road to the B3106/B3105 was not intended to serve the interests of through traffic and the signing would reflect this. It was agreed that a further letter should be sent to WCC pointing out that, in reality, HGV drivers would find the easiest and quickest routes to their destinations, making road signing these days somewhat irrelevant in these cases.

Minute 7 – Grant to Victim Support Wiltshire: A letter of thanks had been received in respect of the grant given to them.

Minute 12a – The unstable lamp post had been reported to Clarence.

Minute 12c – Brambles and nettles on footpath no. 1 had been reported to Clarence.

Minute 12e) – The Clerk had spoken to WWDC about the state of the play area at the back of Kings Oak on Paxcroft Mead. She had been informed that the play area had not yet been adopted by the District Council but they would put some pressure on the developer to tidy it up.

Minute 12f) – The Clerk had spoken to a representative at Redrow about the sign and it looked as if this had now been re-positioned.

Minute 12g) – This had been reported to Inspector Hookings but no reply had been received, so the Clerk, in her letter to Superintendent Evely, would draw her attention to the problem of heavy traffic and speeding vehicles using Devizes Road

5. ANNOUNCEMENTS FROM THE CHAIR

a) The Chairman reported that he and his wife would be attending a Garden Party at Buckingham Palace on the 21st July.

b) The Parish Council had been informed by Steve Leonard, WCC Rights of Way Officer, that they were about to put down scalplings along Middle Lane (brought from road works in Castle Street, Trowbridge). The Clerk, at the suggestion of the Chairman, had said that it might be a better idea not to put a new surface across the width of The Knap because this would encourage drivers to use it as a short-cut. If, however, the scalplings were laid across a narrow section, this would benefit cyclists and discourage car drivers. Mr. Leonard suggested that temporary bollards could be put in place if there was a problem because the county council did not want this section turned into a byway. The Clerk had also reported deep potholes on the byway from Paxcroft Farm to Whaddon Lane (at the Whaddon Lane end) and Mr. Leonard said he was aware of this and would be dealing with the potholes shortly.

6. COUNTY COUNCILLOR, DISTRICT COUNCILLORS AND POLICE

County Report

Sarah Content had given her apologies and had e-mailed the Clerk her latest parish report, copies of which the Clerk tabled.

District Report

The Chairman said that the Persimmon Homes outline application for 550 dwellings on land south of Paxcroft Mead, Green Lane, had been given the go-ahead by WWDC's planning committee. This application would now be referred to the Secretary of State. The Persimmon Homes application for dwellings at Marina Drive, Staverton, had, however, been refused by the planning committee as the proposals failed to protect the Staverton diversion. Presumably the developers would now go to appeal.

Mr. Willis voiced his concern over what would happen to free car parking when the multi-storey car park at St. Stephen's Place, Trowbridge, was knocked down as part of the redevelopment of the area. The present car park had been given to the town and would any replacement parking be free of charge? The Chairman said that the previous administration at the District Council had wanted to retain free parking, but the developer would only be happy for short-term (shoppers) parking to be kept free. As he was no longer part of the administration he suggested that anyone who was concerned about this issue should contact either Simon Best, the District Council's legal officer, or Trevor Carbin, a member of the current administration.

Police Report

No police representative was in attendance and it had already been agreed that the Clerk should write to Superintendent Evely.

7. ITEMS FOR REPORT AND DISCUSSION

War Memorial

The application which the Clerk had made to the War Memorials Trust had been turned down because of concerns over the proposed method statement. From the information provided in support of the application, the committee were unclear what was causing the moisture damage to the war memorial. In addition to this, they believed that the proposed treatment might divert excess moisture to the surrounding areas and potentially affect the Blind House. After a short discussion it was agreed that the Clerk should contact the stonemasons whose quote had been accepted to ask them to address the points made by the War Memorials Trust and then make another application.

Hilperton Post Office

The Chairman referred to the meeting held on the 29th June at the District Council offices where representative of the Post Office and Postwatch were in attendance. He said that, quite frankly, the Post Office representatives were not interested in re-classification of the post office from urban to rural and the meeting was a waste of time. The Clerk had also written to the Post Office's national consultation team to say that there seemed little point in writing to the Parish Council for suggestions as to how to restore a service to Hilperton if the Post Office was intransigent on the classification issue. She had asked for an explanation as to why Hilperton Marsh Post Office was classed as rural when it, like Hilperton, was situated within a settlement of more than 10,000 people within the Trowbridge urban sprawl and had received a reply to the effect that the Post Office were aware of the classification issues in the Hilperton area and, as a result, a full network review would now be undertaken.

Mr. House suggested that it might be worth writing to the person operating the Hilperton Marsh Post Office within Marsh Stores to see if he would be prepared to provide a service to Hilperton via the use of the Village Hall. This was considered to be a very good idea.

Land between Hilperton and the proposed Relief Road

The Chairman and the Clerk had recently met again with the owner of the land at Churchfields, after approaching him a couple of years ago about the possibility of extending the cemetery. The developers, Persimmons, had options on all the land but the landowner would be quite happy to support any application from the Parish Council to the developers to purchase the whole field. It was suggested by Mr. Drewett that the Parish Council might approach WALC before any letter was sent to the developers via their agents, Pegasus, but it was generally agreed to write to the agents straight away, the Chairman and the Clerk to liaise over the wording.

Newsletter

The Chairman said he hadn't enough items of interest to fill a newsletter at the present time and it was agreed to defer this to October when an autumn/winter Newsletter could be prepared and distributed.

Parish Lengthsmen's Visit 25th and 26th July

It was agreed that the Lengthsmen should be asked to do the following works:-

- a) Cut back the grassed area at the Lion and Fiddle (the rough area in the middle by the footpath).
- b) Cut down the brambles and nettles on either side of Footpath 1 by St. Michael's Church.
- c) Cut back the brambles etc. behind the Blind House.
- d) Cut back the undergrowth around the white house on the opposite side of the Lion and Fiddle, where there is a build-up of leaves which should be scraped out.
- e) Cut back overgrown bushes between 23 and 24 Marshmead.
- f) Cut down the elderberry growing by Kathy Walker's house (100 Church Street).
- g) Cut down the brambles at the house at the very end of Horse Road (opposite side to the church), at the junction of Wyke Road.
- h) Cut back the vegetation at the point where the two entrances into Ashton Road meet in the middle.
- i) Cut back the weeds growing on the path side of the fence on the footpath from Marshmead (no 38).

West Wilts. Central Area Parish Council's Liaison Group – Invitation to Two Presentations

The Chairman reminded members about the two presentations which would take place at Southwick School – the first on the 21st July on the subject of 'Rights of Way, Strategy and Implementation' and the second on the 6th September on 'Recycling'. Mr. Jackson had hoped to attend the July presentation but was unable to do so and it was agreed that the Clerk should contact Mrs. Beckett to see if she, in her capacity as footpath representative, could go along. The second presentation would be included on the agenda for the next PC meeting.

Paxcroft Mead Community Centre – Appeal for Sponsors

The Chairman reported that a celebration/open day would be taking place at the Paxcroft Mead Community Centre on Saturday, 24th September, between 12 noon and 5 pm. The Chairman wondered if members of the Parish Council would like to have a presence at the event in terms of a stand/stall, with a few parish councillors doing, say, one-hour shifts, talking to people about the work undertaken by the Parish Council on their behalf. This was agreed and the Clerk was asked to get in touch with the Community Centre to arrange for a stand (free of charge). It was also agreed that the Parish Council should contribute up to a maximum of £100 to an advertisement in the Wiltshire Times.

1st Hilperton Brownies – Request for a Grant

A letter had been received from the Brown Owl of the 1st Hilperton Brownies requesting a grant to cover a shortage of funds to take a number of girls in the pack on a holiday to the Isle of White. It was felt that the Parish Council could not assist in helping only part of the pack but, if this meant that the shortfall would have to come out of their limited Brownie funds, they could always apply to the Parish Council later to help with funds for things such as materials for the pack or a Brownie pack project.

Trafalgar Weekend – 21st to 23rd October, 2005

The Clerk had received from NALC a guide to taking part in the Trafalgar Weekend to commemorate Nelson's victory over the French and Spanish fleets in October, 1805. It was agreed that she should ask for a further two copies to send on to the Paxcroft Mead Community Centre and David Moss of the Village Hall committee.

WWDC: Local Development Framework – Statement of Community Involvement

The Clerk had received a letter from WWDC to say that a draft statement of community involvement had been produced by them and was available for public consultation until 12th August. The Clerk had downloaded the document but as it was 72-pages long she had not copied it for members of the Parish Council. It was agreed that a response should be made to say that it was felt that this document was most user-unfriendly and to ask for a précis. It should also be pointed out that the Parish Council doubted that any form of statement of community involvement would have a useful outcome.

The Boundary Committee – Review of Electoral Arrangements in West Wiltshire

The Boundary Committee had been instructed by the Electoral Commission to undertake a further electoral review of the district ward boundaries, and this had commenced on the 12th July. There would be two issues for parish councils: Firstly, they could make recommendations for parish council electoral arrangements, the total number of parish councillors, the number, names and boundaries of parish wards and the number of councillors for each ward. They would not, however, be able to review the boundaries between parishes or create new parishes. Secondly, parish councils may wish to comment on the electoral arrangements for their district council.

The Chairman said that Hilperton parish would be unlikely to be affected and he would be attending a District Council seminar on the review on Monday, 25th July. It was agreed that this matter should be discussed further at the September Parish Council meeting.

8. PLANNING MATTERS

Applications

Mr. Clark, Mr. House and Mr. Drewett left the room while the following application was considered. Mrs. Keates was elected to take the chair.

05/01272/FUL: Mr. T. V. Davies, 9 Ashton Rise

First floor extension over garage

The Clerk read out two letters received from neighbours objecting to the proposal

After a short discussion it was agreed that an objection should be made to the application on the following grounds:-

- a) Conflict with the pattern of development
- b) Excessive bulk and scale
- c) Poor relationship with adjoining buildings

Messrs. Clark, House and Drewett returned to the meeting and Mr. Clark took the chair.

05/01347/FUL: Mr. and Mrs. M. Latham, 8 Gibbs Leaze, Paxcroft Mead

Two storey rear extension

After a short discussion it was agreed that an objection should be made to the application on the following grounds:-

- a) Overdevelopment of the site
- b) Poor relationship with adjoining buildings
- c) Blocking natural daylight
- d) Overlooking adjoining properties
- e) Losing important socially beneficial uses. It should be pointed out to the planning authority that there was a demonstrable lack of smaller accommodation in the area and extending a property at what was at the 'affordable' end of the market would be contrary to the District Plan Inspector's comments. The Parish Council should also add that a number of objections had been received from neighbouring property owners very concerned at this latest proposal to increase greatly the size of a property which had started off as a single bedroom flat.

05/01352/FUL: Persimmon Homes (Wessex) Limited, land adjoining Elmfield, Staverton
Erection of 22 dwellings, associated landscaping, public open space, footpaths, roads, access, vehicle manoeuvring and parking

The Clerk understood that this application had started off with plans for three-storey houses, this had then changed to two-and-a-half-storey houses, and these latest plans were for two-storey houses. It was agreed that the Parish Council would object to this current application on the grounds of excessive bulk or scale if any of the properties backing onto the canal were increased from the two-storeys shown on the application. An objection would also be made unless the existing hedgerows were maintained, specifically those along the towpath.

Decisions

04/01872/FUL: Mr. P. Thornton and Mr. and Mrs. D. Rose, land rear of 306 and 307 Marsh Road
Erection of 5 dwellings: Permission with conditions

05/01054/TCA: Mrs. L. Sturrock, The Old Bakery, 216a Church Street

Felling of two Bird Cherry trees: No TPO be made

The Clerk had written to the planning officer concerned asking why this application had not gone to the full planning committee after Hilperton Parish Council strongly objected to the felling of these trees. A reply had been received stating that the process of a TCA (trees in a conservation area) application was different to that of a normal planning application. With a normal planning application the eight-week target date was just that – a target – and the planning authority could take longer if necessary.

However, with a TCA application, if the Council did not make a determination before the six-week expiry date (not eight weeks), then the proposed works could go ahead as they would be automatically granted consent by national government legislation. Therefore, the District Council had to make any decision before the six-week date.

As the District Council's planning committee was held only every three weeks, there would be many cases where a TCA application that was objected to by the Town and Parish Council would not be able to get to a committee for a decision before its expiry date, at which point it would already have automatic consent. Therefore, in the interests of treating all applicants the same, the District Council's Constitution stated that no TCA application could go before the planning committee.

In dealing with TCA applications the decisions that could be made were either that the tree(s) be made the subject of a TPO or that the proposed works could take place. Therefore, if the tree(s) were not worthy of a TPO, then the proposal would be granted.

It was agreed that the Clerk should write to the planning officer asking him which part of the Constitution stated that no TCA applications could be considered by the planning committee and also asking him why the benefit of the doubt was not given to the town and parish councils when they objected to specific applications.

9. CORRESPONDENCE

- a) Letter from WCC re. draft Wiltshire Landscape Character Assessment – May, 2005
- b) Letter from SPLASH, Wiltshire, enclosing a guide to their summer activities.
- c) WALC County Circular for July, 2005 (already circulated)

10. PUBLICATIONS

- a) In Focus: the West Wilts. Voluntary Sector Newsletter – Summer, 2005
- b) WCC: Emergency Planning Newsletter, Issue 1, 2005
- c) Local Council Review, July 2005

- d) West Wiltshire Partnerships: A strategy for Reducing Crime and Combating Drug and Alcohol Misuse in West Wiltshire – April, 2005, to March, 2008.
- e) Clerks and Councils Direct – July, 2005.
- f) Wiltshire Wildlife Trust – Composting Chronicle
- g) The Clerk – July, 2005.
- h) The Vine Project – leaflet on their activities in the past few years.

11. ACCOUNTS

Payments authorised:-

- (a) Since the last meeting:

Victim Support, Wiltshire		
Section 137 Grant		£150.00

- (b) this meeting:

Clerk's Salary for July	£394.26)	
Clerk's Expenses	£88.55)	£482.81
Royal British Legion Poppy Appeal		
Wreath for the War Memorial for VE/VJ Commemoration		£18.00
Withy King – Professional services relating to the Paxcroft		
Mead Community Centre transfer		£1,351.25
(including £201.25 VAT)		

12. ANY OTHER BUSINESS AND SUMMER MAINTENANCE

- a) Mrs. Sawyer said that Wessex Water, whilst undertaking work around the play area of the Village Hall playing field, had caused damage in the car park and had crushed some kerbstones. Also, they were not intending to make good the grass in the area. It was agreed that a (recorded delivery) letter should be sent to Wessex Water, lamenting the damage caused to the kerbstones and the car park and presuming that this damage would be made good on leaving the site. The letter should also state that the grassed area must be left in the way in which Wessex Water had found it so that it could be immediately reusable, even if it meant laying turf at their expense.
- b) Mrs. Hayes reported that speed camera signs had been put up in Hill Street/Marsh Road. It was agreed that the Clerk should write to the Wiltshire Speed Cameras Partnership suggesting that their mobile detectors should be in place at the time when vehicles were likely to exceed the speed limit.
- c) It was agreed that the VE/VJ commemoration wreath that had recently been laid at the War Memorial should stay in place until the end of August.
- d) Mr. Willis reported that there were a couple of places in the pavement in Hammond Way, from the sign to Trowbridge along to Wickes, that had been gouged out and could be dangerous.
- e) Mr. Willis reported trees overhanging the pavement in the same area and on the same side of the road.
- f) Mr. Willis said that footpaths 5 and 6 were not as wide as they should be (one metre), causing the ditch to be used as a path at the end of the field. Footpath 5 especially had not been reinstated by the farmer.
- g) Mr. Willis reported a new sign on the wall of a property in Hill Street advertising hay and straw for sale and wondered if planning permission was necessary for this.
- h) Mr. Jackson suggested that the West Wilts. Central Area Parish Council's Liaison Group should be a permanent agenda item – agreed.
- i) Mr. Drewett suggested that planning matters might be moved nearer the beginning of the agenda.
- j) Mr. Willis agreed to teak oil the benches – the Chairman to provide him with the teak oil.

- k) Mr. House agreed to attend to the plastic letters peeling off the plaque next to the War Memorial.
- l) The Chairman said he would do any necessary work on the door of the Blind House.

13. ITEMS FOR PARISH NEWS/LOCAL PRESS

- a) Details of SPLASH summer activities
- b) The usual seasonal reminder to residents to cut back any overhanging branches etc.

14. DATE OF NEXT MEETING: It was agreed that, as the Clerk was going to be away for the September meeting, the next meeting of the Parish Council would be held on **Tuesday, 16th August.** (Apologies for absence were given by Mrs. Keates and Mr. Bielecki).

The meeting ended at 9.25 p.m.

Signed Date