

**MINUTES OF A SPECIAL MEETING OF HILPERTON PARISH COUNCIL  
HELD AT THE VILLAGE HALL, WHADDON LANE, HILPERTON,  
at 7.30 pm on Tuesday, 22<sup>nd</sup> August, 2006**

There was one member of the public present.

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

**ALSO IN ATTENDANCE:** Acting Police Sergeant Rupert Moore

**1. APOLOGIES FOR ABSENCE**

Mr. K. Jackson, Mrs. C. Beckett, Mr. B. Cullern, Mr. D. Drewett and Mr. M. Duff.

**2 DECLARATIONS OF PERSONAL/PREJUDICIAL INTEREST**

The Chairman announced that revised plans had been received in respect of planning application 06/02152/FUL which, if the Parish Council's comments were to be received in time by the planning authority, should be considered at this meeting. If members agreed to this, he would again wish to declare a personal interest and he would not take part in the discussion relating to the application or vote on it, the reason being that one of his sons was friendly with one of the applicants' sons. Mrs. Hayes said she would also wish to declare a personal interest because she had been contacted by one of the applicants' neighbours and Mrs. Keates said would declare a personal interest for the same reason.

Mr. House declared a personal interest in planning application 06/01932/FUL and he said he would not take part in the discussion relating to the application or vote on it. He also declared a prejudicial interest in item 7. on the Agenda – Affordable Housing Development in Hilperton – the owners of the Marsh Road site being clients of his.

**3 MINUTES**

The Minutes of the Parish Council meeting held on the 18<sup>th</sup> July, 2006, and the Planning Committee meeting held on the 8<sup>th</sup> August, 2006, were approved and signed.

**4. MATTERS ARISING (from the July PC meeting)**

Minute 6 – County Report, Hackett Place: The Clerk had been in touch with Withy King as she had never received a copy of the Deed of Trust and Transfer documents following registration with the Land Registry. The solicitor who had been dealing with the matter had now left the firm and his work had been taken over by someone else. She had that morning received a couple of transfer plans from Withy King – one original and one proposed – and she said it was necessary to ascertain which plan accurately reflected the site on the ground before final registration could take place. On the matter regarding the sewers, the Clerk was asked to write to the MD of Marshgate Developments about this appalling state of affairs and send a copy of her letter to the Building Control Manager at WWDC.

Minute 7 – The Mead School, parking on verges: The Clerk had now received the letter from the Assistant Director of Planning and Development, WCC, who said that as far as providing further engineering solutions (e.g. metal bollards and zig-zag lines) it was felt that the school already had

adequate highway infrastructure and it was for the school to continue implementing its plan through daily life and the curriculum to ensure that all users of the school did so appropriately and responsibly. She was asked to send a copy of this letter to Jenny Sinclair and Peter Smith (Chairman of Governors c/o Cereal Partners, Staverton)

Minute 7 – War Memorial: Both the Chairman and Clerk had recently met Mr. Harry Potts on site and explained what work would be carried out by the stone masons in September, to which he had given his agreement to enter his property. The Clerk had sent back a signed copy of the grant contract to English Heritage.

Minute 7 – Parish Lengthsmen’s Visit, 24<sup>th</sup> and 25<sup>th</sup> July: The Clerk had been informed by WCC that all the jobs on her list had been completed.

Minute 7 – Informal Evenings at County Hall: Mrs. Beckett had sent in notes on the evening (which were tabled) and Mrs. Hayes added her own comments on how she felt the evening had gone. The Clerk had also received a letter from the Leader of WCC enclosing notes on the discussions which had been held over the two evenings.

Minute 7 – Horse Road: Mrs. Hayes had recently informed the Clerk that the mounds of earth had now gone and the area flattened and re-seeded. However, the site was not secured and the Clerk was asked to write to Persimmon in an effort to get the area fenced.

Minute 12a: This would be discussed at the September meeting.

Minute 12b) The Clerk had since reported to WWDC two incidents of fly tipping at the cemetery.

Minute 12d) The drain at the entrance to Newleaze had recently flooded again but the weather had been exceptional, with torrents of rain, and all drains had been affected.

Minute 12e) Summer maintenance work would be discussed at the September meeting.

## **5. ANNOUNCEMENTS FROM THE CHAIR**

The Chairman said he had not yet approached County Councillor Content about his frustration with WCC officers over their intransigence regarding the siting of cameras at entry/exit points of 20mph areas. He would, however, contact her after her summer break.

## **6. COUNTY COUNCILLOR, DISTRICT COUNCILLORS AND POLICE**

### *County Report*

Councillor Content had not sent a parish report for the month and no apologies had been received.

### *District Report*

The Chairman said that the industrial dispute between Cleanaway and their workers appeared to have been resolved and the bin collections were getting back to normal again.

### *Police*

Acting Sergeant Rupert Moore was in attendance on behalf of APs Sandy Ralph who was on leave. He said that the police had recently had a new computer system installed which would make it easier for incidents/crimes to be reported and logged. He had not, however, used the system yet to find out what crimes had been carried out recently in the Hilperton/Staverton area. He took note of incidents regarding parking and break-ins from a couple of parish councillors.

## **7. ITEMS FOR REPORT AND DISCUSSION**

### **Affordable Housing Development in Hilperton**

The Chairman reported that a letter had been received from WWDC’s Housing PFI Project Manager regarding development sites for the housing private finance initiative. Over the last three months the District Council had been carrying out an initial assessment of land in or adjacent to villages on which affordable housing could be provided. Twenty-eight areas of land in sixteen parishes had been assessed, excluding sites already being progressed by housing associations. The District Council

considered that ten sites were potentially suitable for affordable housing and one of these was in the parish of Hilperton at Marsh Road.

Homes provided through the PFI scheme could only be for rent and, because the land in question was outside the village boundary, it would be treated as a 'rural exception site'. This would mean that local people would be given priority in the allocation of the homes. Rural exception developments were typically about six and not normally more than twelve units.

The District Council had asked for comments from Hilperton Parish Council by the 25<sup>th</sup> August, hence the reason for calling this special meeting.

*At this point Mr. House left the room.*

The Chairman suggested that two things needed to be considered. Did the Parish Council feel there was a need for any more affordable housing in Hilperton and, if so, should the absolute limit be twelve houses. Discussion then took place, including what sites had already been allocated in the area for affordable housing, and this resulted in Mr. Bielecki proposing that the Parish Council should consider additional affordable housing in Hilperton. This proposal, however, was not seconded. Further discussion followed which resulted in a proposal by Mrs. Sawyer, seconded by Mr. Willis, that the site in Marsh Road was not considered suitable for affordable housing, bearing in mind that it was outside Village Policy Limits and the owners of the site had already tried to have it included in the District Plan for residential use but the Inspector had refused. It was also felt that there was adequate provision for affordable housing within the parish. When put to the vote there were five in favour, one against and the Chairman abstained.

*Mr. House returned to the meeting.*

### **WCC – Parish Steward Scheme**

Details of this new scheme, which would shortly replace the Parish Lengthsmen scheme, had been received by the Clerk and she read out a letter from the County Council. Parish Stewards would be individuals employed by Ringway Highway Services working on behalf of the County Council and each would have an area in the county which would include a number of parishes to which he would be dedicated. A letter would be sent to parish clerks in late August with an introductory document describing their particular Parish Steward, including a photograph of him and a description of his experience, knowledge and contact details. Stewards would be keen to meet with parish contacts and this could hopefully be done in September or shortly after.

Mr. Willis agreed to be the co-ordinator for this new scheme, although he explained he would sometimes be away when the Parish Steward visited. The dates for visits in the winter programme would be on the Thursday, 19<sup>th</sup> October, Tuesday and Wednesday, 21<sup>st</sup> and 22<sup>nd</sup> November, and Monday, 18<sup>th</sup> December.

### **WWDC Town and Parish Play Area Grant Scheme 2006/7**

Details and application forms for the 2006/7 scheme had been received by the Clerk and she passed these to Mrs. Sawyer, who had said it would be useful to have a grant to refurbish some of the rubber matting underneath the swings in the play area at the Village Hall. Mrs. Hayes also pointed out that one of the elements in this play area could be unsafe and remedial action could be included in the grant application.

When asked what the current situation was with regard to the Hammond Way play area, the Clerk said that the play area had still not been taken over by the District Council and she would ascertain exactly what the position was in respect of the grant of £2,425 which had been awarded out of the 2004/2005 fund, as the project was supposed to be completed by November, 2006.

### **Request for Grant**

A request for a grant had been received from the Wiltshire Search and Rescue Appeal, and the Clerk reminded members that £100 had been given during 2004. After a short discussion Mr. Bielecki proposed donating £100 and this was seconded by Mr. House. The Chairman then made an amended proposal of £125 which was not seconded and therefore fell. Mr. Willis made an amended proposal of £150 which was seconded by Mr. Tucker. This then became a substantive motion and was carried as such with all in favour of donating £150 to Wiltshire Search and Rescue.

### **West Wilts. Community Consultative Group**

The Clerk informed members that the next meeting of the group would be on the 3<sup>rd</sup> October at The Laverton, Westbury, commencing at 7.30 p.m. Mr. Willis, the Parish Council police representative, said he would not be able to attend and it was agreed that this should be discussed further at the September meeting.

### **West Wilts. Central Area Parish Councils' Liaison Group**

In the absence of Mr. Jackson, the Clerk reminded members that the next meeting would be on the 3<sup>rd</sup> October.

### **Parish Forum – 18<sup>th</sup> October**

The Clerk informed members that the next Parish Forum would be held on the 18<sup>th</sup> October at 7 p.m. in the Civic Hall, Trowbridge. It was agreed that any items to be included on the agenda from Hilperton Parish Council could be discussed at the September meeting.

### **Problems with Fly Tipping at the Cemetery**

Mrs. Sawyer had asked for this to be included on the agenda because she was concerned at the amount of garden waste and household rubbish that kept appearing in the compound at the cemetery and she was sure someone was using this as a general tip. The Clerk had herself reported to WWDC every incidence of fly tipping that had occurred but as soon as the compound was clear another lot of material was dumped. It was therefore agreed that she should get in touch with English Landscapes to see if they could do something to alleviate this problem.

## **8. PLANNING MATTERS**

### **Applications**

06/01932/FUL: Mr. D. Shepherd, land west of West Wing, Devizes Road

Replace existing single stable with four loose boxes and store

It was agreed that an objection would be made to this application unless the following conditions were imposed by the planning authority:-

- a) The development should not be used for commercial purposes, including the keeping of horses at livery or as a riding school.
- b) There should be no external floodlighting

*Mr. House did not take part in the discussion regarding this application and he abstained from voting on it.*

06/02152/FUL: Mr. K. Whelan and Mrs. S. Escott, 28 Horse Road

Revised plans had been received in respect of this application (as referred to in Agenda item No. 2) and members agreed that these should be considered. After looking at the revised plans it was felt that the Parish Council's objections should remain the same, i.e.

- a) Incompatibility with the design of existing buildings
- b) Threatening a public right of way
- c) Blocking natural daylight
- d) Conflicting with the pattern of development
- e) Overlooking, conflicting with and having a poor relationship with adjoining buildings

*The Chairman did not take part in the discussion regarding this application and he abstained from voting on it.*

**Decisions**

06/01778/FUL: Mr. Ronald Reeves, 169 Devizes Road  
Proposed ground floor rear extension – permission with conditions

06/01806/FUL: Mr. and Mrs. T. Challis, 59 St. Mary's Gardens  
Garage, conservatory and shower room, demolition of existing garage – permission with conditions

06/01832/FUL: Mr. H. Demski, 158 Wyke Road  
First floor extension – refusal

06/01859/FUL: Mr. and Mrs. M. West, 56 St. Mary's Gardens  
Two storey extension to dwelling - refusal

**9. CORRESPONDENCE**

- a) Letter from Community First re: Wiltshire Wheels to Work Scheme
- b) Letter from WCC re: Young People's Opportunity Fund Scheme
- c) WALC County Newsletter – July, 2006 (already circulated)

**10. PUBLICATIONS**

- a) WCC – Adoption of Statement of Community Involvement
- b) First News – Summer, 2006

**11. ACCOUNTS****b) Payments authorised:-**

Clerk's Salary for August	£411.63)	
Clerk's Expenses	£121.86)	£533.49
File-It – Stationery (including £18.85 VAT)		£126.61
Wiltshire Search and Rescue Section 137 Grant approved earlier in the meeting		£150.00

**12. ANY OTHER BUSINESS AND VILLAGE MAINTENANCE**

- a) Broken manhole cover adjacent to the Cradock's field, Whaddon Lane, caused by the recent resurfacing team.
- b) Drain cover in the pavement outside 73/74 Hill Street lifting badly.
- c) Manhole cover in the middle of the road outside 59 Hill Street needs attending to as it is on a tilt.
- d) Drain outside the old Methodist Chapel has grass growing out of it.
- e) Cul-de-sac where Marsh Road comes into Hill Street (opposite farm entrance) – hedge has become very overgrown
- f) Fly tipping on the canal (unless the items tipped are on the verge the District Council will not be able to do anything about them)
- g) Roundabout opposite the Lion and Fiddle – the kerb has been hit again and should now be replaced rather than repaired.

**13. ITEMS FOR PARISH NEWS/LOCAL PRESS**

The Clerk had submitted some pre-meeting notes for the parish magazine, owing to time constraints for the parish news. Items included were:-

- a) the discussion which would take place regarding affordable housing in Hilperton
- b) details of the Wiltshire Wheels to Work scheme
- c) details of the Wiltshire Young People's Opportunity Fund
- d) the Wiltshire Search and Rescue appeal for a grant

**14. DATE OF NEXT MEETING:**

**Tuesday, 19<sup>th</sup> September, 2006.**

**The meeting ended at 8.56 p.m.**

Signed ..... Date .....