

**MINUTES OF A MEETING OF HILPERTON PARISH COUNCIL  
HELD AT THE VILLAGE HALL, WHADDON LANE, HILPERTON,  
at 7.30 pm on Tuesday, 18<sup>th</sup> November, 2008**

<b>PRESENT</b>	Mr. E. Clark (in the Chair)	Mrs. S. Sawyer
	Mr. W. Jameson	Mrs. K. Hayes
	Mrs. J. Waring	Mr. R. House
	Mr. J. Willis	Mr. B. Cullern
	Mr. D. Tucker	Mr. T. Carbin
	Ms. P. Turner	Mr. K. Jackson

Before the commencement of the meeting, Mr. Hans Tober spoke in favour of planning application 08/03163/ADV. The Chairman declared the meeting open at 7.35 p.m.

### **1. APOLOGIES FOR ABSENCE**

Apologies were received from Mr. V. Bielecki and PC L. Pelling.

### **2. DECLARATIONS OF PERSONAL/PREJUDICIAL INTEREST**

Planning application 08/03163/ADV: Mr. E. Clark, prejudicial

Planning application 08/03163/ADV: Mr. R. House, prejudicial

Planning application 08/02870/FUL: Mr. R. House, prejudicial

Planning application 08/03163/ADV: Mr. K. Jackson, personal, the applicant being a neighbour of his

Planning application 08/03165/FUL: Mr. B. Cullern, personal, the applicant being known to him

### **3. MINUTES**

The Minutes of the Parish Council meeting held on the 21<sup>st</sup> October, 2008, and the Minutes of the special Parish Council meeting held on the 27<sup>th</sup> October, 2008, were approved and signed.

### **4. MATTERS ARISING (from the 21<sup>st</sup> October P. C. meeting)**

Minute 7 – Request for a bus shelter at Paxcroft Mead: The Clerk had written to WCC and had been informed that the County Council had no plans to put a bus shelter by the bus stop opposite Budgens Stores. However, a grant might be available in the next financial year, if the Parish Council wished to go ahead. After a short discussion it was agreed that, as this bus stop was widely used, a shelter was definitely needed. The Clerk was asked to contact Trowbridge Town Council to see if they would agree to help with funding on a 50/50 basis and also apply for a grant from WCC in March, 2009.

Minute 7 – New pedestrian crossing at Hammond Way: The Clerk had written to Mr. Bruce Douglas, Head Teacher of Staverton School, and he had said he would support the Parish Council's request for a crossing in Hammond Way. The school's travel plan was currently being redrafted and would include its own investigation into routes to school and the possibilities. Mr. Douglas did not, however, have much experience battling through the County Council's red tape in such matters. Ms. Turner suggested that the Head Teacher of Hilperton School, Ruth Farrell, might be able to give some advice on this, as the school had its own in place. It was agreed that, once Staverton School had produced its travel plan, WCC should be approached by the Parish Council with a request to put in a crossing along Hammond Way.

Minute 11a - Closure of the old Portman Account: The Clerk said that the closure of the account was being processed and a cheque would be sent to her within the next few weeks.

Minute 12a - The Clerk had requested English Landscapes to clear the Knap area prior to Remembrance Day and she had ordered and collected the wreath from Mr. Ridley.

Minute 12b – The missing cover from the water hydrant had been reported to Wessex Water.

Minute 12c – Mrs. Waring said that the application to fell the trees in question had been withdrawn. As the trees were diseased, an application to fell them was not necessary and three trees in total had been cut down. It was agreed that the District Council should be asked if they intended to plant new trees in their place.

#### **Matters Arising from the 21<sup>st</sup> October Special P. C. meeting**

Mr. House reported that the Parish Council did not succeed in acquiring the land at auction, and the property had been sold to an architect, based in west London.

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

The Chairman said that many parish councils were worried about the new unitary authority not wishing town and parish councils to be able to ‘call in’ planning applications in future, and some had written to Dr. Andrew Murison MP. It was agreed that Hilperton Parish Council should also seek support from him.

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

#### *County Report*

- a) Mr. Clark had recently attended a police presentation in which it was stressed that the police were committed to the concept of neighbourhood policing teams. Lack of manpower, however, was currently a very real problem.
- b) Mr. Cullern asked Mr. Clark if he would put some pressure on WCC to fill in a deep pothole along Hilperton Drive, in the area of Helpswell Road. He had contacted CLARENCE but nothing had been done to date.
- c) Mr. Willis expressed his concern at an article he had read in a national newspaper which stated that it was now legal for local authorities to buy land which could be used for gypsy sites, even so far as being able to compulsory purchase private gardens. It was generally agreed that this could not be the case.

#### *District Report*

- a) Mr. Carbin reported that the Boundary Committee had published its final recommendations in respect of the electoral review of Wiltshire. Hilperton would be in a division on its own, with one county councillor.
- b) Residents within the unitary authority of Wiltshire would all pay the same council tax in future and this might benefit those in the West Wiltshire area next year, as the increase here should be lower than some other areas.

#### *Police*

PC Pelling had given his apologies and had informed the Clerk that Karen Beedon had, sadly, resigned.

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

#### **Bus Shelter, Hill Street**

The Clerk had met a representative from one of the suppliers on site recently and suggested that the best way forward might be to have the whole operation (i.e. the demolition and taking away of the old shelter and the erection of the new) carried out by one operator. Having given details of quotes received from other suppliers, it was agreed that Queensbury Shelters should be given the contract and the total cost should not exceed £4,500. It was also agreed that Mrs. Sawyer, Mr. Jackson and the Clerk should meet up to discuss designs, colours etc.

**Delta Kitchens**

Mr. Jackson reported that the neighbours concerned did not wish to allow the environmental health officer to view the position from their properties. It was still felt, however, that the enforcement officer should be asked to visit the property at times when the premises were being occupied (early/late evening to about 6 am the following morning) and that Mr. Jackson's log sheet should be sent in to the District Council under the auspices of the Parish Council. As it was unlikely that there would be anything to report by the December PC meeting, it was agreed that this should be discussed further in January.

**Notice Board – Church Street**

The Chairman apologised for not having yet approached the owners of Woodcote House but he would do so by the December PC meeting.

**Paxcroft Mead Community Centre**

The Clerk was waiting to hear from Tim Smith of John Ryde Commercial as to a suitable date for a site meeting. It was agreed that the Chairman of the Community Centre committee should be invited to the meeting.

**Seat in Trowbridge Road**

The Chairman reminded members that this had been discussed under 'matters arising' at the last meeting and a formal agreement for John Earney and his team at WWDC to replace the seat at a cost of £450 was now required. This was therefore agreed (proposed by the Chairman, seconded by Mr. Willis, all in favour).

**BT Telephone Kiosk**

The Clerk had sent the contract to BT with an accompanying letter requesting that this should remain a cash service. She had also reported petty vandalism at the kiosk in question.

**Allotments**

The Chairman reported that the landowner had confirmed that he would prefer to sell the land rather than lease it and he was looking at a price of £10,000 an acre, which would accommodate approximately 20 x 250 sq. metre plots. Added to this the cost of the provision of the water supply, legal fees etc., around £12,500 would be needed to secure the land for allotments. After a short discussion it was agreed that:-

- a) Negotiations should commence with the land-owner regarding the purchase price of the land.
- b) The Village Hall committee should be approached concerning access to the plot.
- c) Mr. Bielecki should be contacted regarding the number of people who had expressed an interest in acquiring an allotment plot.
- d) A formal valuation would be needed at some point.

**WWDC – Parish Forum, 26<sup>th</sup> November, 2008**

An agenda had now been received, which the Clerk handed to Mrs. Hayes, who had expressed an interest in attending. Both the Chairman and Mr. Carbin would be going along, as district councillors.

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

Mr. Jackson said that the main concern at present was to pursue the issue of plans for the future of development control within the new unitary authority. The next meeting of the Liaison Group would be on the 29<sup>th</sup> January, 2009, and members of the Parish Council should contact him concerning possible agenda items.

### **Towards One Council: Membership of Area Planning Committees and Developing the Development Control Service**

Copies of agenda items 7 and 8 for the Implementation Executive meeting on the 13<sup>th</sup> November, 2008, were tabled and it was agreed that these matters should be discussed at the December PC meeting.

#### **Parish Steward**

On his latest one-day visit, the Parish Steward had been asked to:-

- a) sweep up leaves on the footpath at Ashton Road at the closed-off section down towards Paxcroft Mead.
- b) sweep up leaves along Devizes Road (the southern, narrow footpath to the east of footpath no. 128)
- c) clean out both bus shelters in Hill Street and remove graffiti from the one at the Church Street end.
- d) tidy around The Knap, time permitting.
- e) Generally clear gutters but in particular the one outside Oriel House in Hill Street.

Mrs. Sawyer said that the graffiti in the bus stop had not been removed.

The Clerk informed members that the next visit by the Parish Steward would be on the 9<sup>th</sup> and 10<sup>th</sup> December.

#### **Sir William Roger Brown's Coal Charity**

*Under Standing Order 68 this item was classed as confidential*

The Clerk again read out the list of the 2007 recipients who had received £10 each and reminded members that, since that time, one had died and one had moved away. One new name was added, making a total of ten, and it was agreed that these should receive £10 each, this amount to be paid out of the interest that had accrued, the remainder to come from the Chairman's allowance.

#### **Tree Planting**

- a) The Clerk had approached Mr. Pike about the possibility of planting a row of beech trees behind the hedge line on his land on the north side of Trowbridge Road, to 'mirror' the beech trees on the south side. He had given his consent, providing the trees were planted at least 10ft. inside the hedge, to allow hedge-cutters to access it easily. Both the Clerk and Mr. Pike had agreed that the trees should be planted between twenty and twenty-five feet apart. It was agreed that it should be ascertained how many trees would be needed so that the Clerk could set about applying to WCC for a grant.
- b) Mr. Jameson had contacted Steve Leonard, WCC's rights of way warden, and had arranged a meeting with him on the 26<sup>th</sup> November at 10 am. Both Mr. House and Mr. Willis said they could attend.
- c) Mr. Jameson had attended a meeting recently concerning the new Tree Council's Tree Warden scheme and he wondered if the Parish Council would wish to co-operate in finding a tree warden for the area. It was agreed that details of the scheme should be advertised in the parish magazine and that ex. parish councillor, Mrs. Celia Beckett, and her husband should be contacted to see if they might like to be involved.

#### **Pound Farm House**

The Clerk had received a notification from Ian Ward, planning enforcement officer at WWDC, that the owners of Pound Farm House, Premier Training International, had now confirmed that they had reduced the number of students being accommodated at any one time to six. However, they had also confirmed that they had instructed an agent to prepare an application for change of use of the dwelling to a hostel, in order to increase the numbers of students. Once this application had been submitted, the Parish Council would be consulted. There would also be an application for listed building consent for two new shower rooms on the ground floor.

## **Communities in Control – Real People, Real Power: Code of Conduct for Local Authority Members and Employees – a consultation**

The Clerk reported that the current members' code, adopted in 2007, was now to be reviewed, as it had been in force for over a year. She had requested extra copies of the consultation document but had not as yet received them. As the deadline date for responses was the 24<sup>th</sup> December, it was agreed that this should be discussed at the December Parish Council meeting, by which time the Clerk would have had the opportunity of sending a copy of the document to every member.

## **Standards Committee for the new Wiltshire Council**

The Clerk had received a communication from WCC stating that on the 1<sup>st</sup> April, 2009, the new one council for Wiltshire would assume responsibility for the Code of Conduct for members of town and parish councils in the area, and nominations for town and parish council representatives were now being sought. Ms. Turner said she might be interested in putting her name forward and the Clerk was asked to request a recruitment pack from WCC, to send to Ms. Turner.

## **Post Office Addresses**

The Chairman said that some developers (Charles Church for example) were advertising developments of theirs - which were actually in Trowbridge - as being in Hilperton. He had approached the Trading Standards office who had told him this should be taken up with the Royal Mail. It was generally agreed that this was a matter worth pursuing.

## **8. PLANNING MATTERS**

### **Applications**

08/02870/FUL: Land at Halfway Cottage, south of The Beeches, Kenton Drive, Trowbridge  
Revised scheme to increase density and to provide 27 new dwellings.

*(Mr. House left the room during discussion of this and the following application)*

The Chairman reminded members that this was not within Hilperton but, because of the access issue via Hilperton parish, the Parish Council had commented on the proposal in its early stages.

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

- a) the inadequacy of the road system: the proposed access through established estate roads would be dangerous as these roads were not of an adequate width to allow safe passage of construction traffic.
- b) inadequate provision of parking, given the proposal to increase the density of the site.
- c) the lack of any provision of affordable housing.

08/03163/ADV: Mr. Hans Tober, Grangeside, 129 Devizes Road

Two x 2.2 x 1.5 metre billboards at driveway entrance

*(The Chairman left the room during discussion of this application. Given the fact that both he and Mr. House were not present, Mrs. Hayes was asked to take the chair).*

After a short discussion it was agreed that an objection should be made to this application. Although in principle the siting of the billboards was not an issue, it was considered that the total height of the text boards and posts, being almost 9 ft. above the level of the pavement, would be overbearing in this conservation area.

*Both the Chairman and Mr. House returned to the meeting.*

08/01447/FUL: Mr. Tom Oatley, Marsh Farm, Marsh Road

Replacement of industrial building

It was agreed that there would be no objection to this application, as long as the same condition applied regarding the hours of operation.

08/02853/FUL: Mr. A. Mabey, 19 King's Gardens  
New dormer to side extension

It was agreed that an objection should be made to this application due to the potential loss of amenity, as the proposed new dormer would overlook No. 21 King's Gardens.

08/02979/LBC: Mr. Warren Smith, 209 Church Street  
Internal alterations

It was agreed that no objection should be made to this application

08/03067/TCA: Mr. Stuart Duggan, The Old Rectory, Church Street  
Felling of Ash tree

The Clerk had spoken to WWDC's Landscape Officer, who had informed her that, given the condition of the tree and its position within the garden area, he would not be able to place a TPO on it. It was therefore agreed that the Parish Council would not object to its being felled.

08/03101/FUL: Mr. and Mrs. Bush, 6 St. Mary's Gardens  
New conservatory

It was agreed that no objection should be made to this application

08/03111/TCA: Mr. Warren Smith, 209 Church Street  
Works to Walnut trees

The Clerk had ascertained from WWDC's Landscape Officer that the tree needed to be reduced to encourage growth, and it was therefore agreed that no objection would be made to this application.

08/03165/FUL: Mr. Richard Phelps, 1 Cresswell Drive, Paxcroft Mead  
First floor extension over garage

It was agreed that no objection should be made to this application

## **Decisions**

08/02482/FUL: Mr. and Mrs. D. Mason, 16 Birch Gardens  
Erection of side and rear single storey extension – permission with conditions

## **9. CORRESPONDENCE**

a) WALC Newsletter for November, 2008 (already circulated)

## **10. PUBLICATIONS**

- a) Paxcroft Mead News – October, 2008
- b) West Wilts. Matters – November, 2008
- c) Local Council Review – November, 2008
- d) WCC 4ward – November, 2008
- e) Clerks and Councils Direct – November, 2008
- f) Minutes of Paxcroft Mead Community Centre Management Committee meeting, 17<sup>th</sup> October, 2008
- g) Wiltshire Wayfarer – Autumn, 2008
- g) Barnardo's South West – Annual Report 2007/08

## **11. ACCOUNTS**

### **Payments authorised:-**

Clerk's Salary and Expenses for November, 2008	£891.58
(including office rental)	

Mrs. L. House, plants and compost for War Memorial	£46.02
File-It Limited, stationery/office supplies (including £19.78 VAT)	£132.84
Royal British Legion Poppy Appeal (Wreath for Remembrance Day)	£17.00

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

- a) Ms. Sawyer reported a blocked drain outside No. 73 Hill Street.
- b) Mrs. Hayes said that there were a lot of cars being parked at the old nursery site in Marsh Road. This to be reported to WWDC's enforcement officer.
- c) Mr. House said he had spoken to the new owner of the land by the Lion and Fiddle and had asked him to keep the Parish Council up to date with his plans.
- d) Mr. Cullern reported graffiti on the underpass at Paxcroft Mead.
- e) Mr. Cullern reported graffiti on a BT maintenance relay box in the vicinity of Helpswell Road/Hilperton Drive.
- f) The Clerk had been informed by WCC that their highway technician had inspected the graffiti near Marsh Stores and, as it was not a highway safety defect, it was not considered a priority to be got rid of and would wear away in time. The Chairman said he would take this up with WCC.
- g) Mr. Tucker said that the gullies along Whaddon Lane needed cleaning out as water was running down the road.
- h) Mr. Tucker also reported that there was a build-up of canal people parking their cars along Whaddon Lane - this to be reported to the neighbourhood policing team.
- i) Mr. Cullern said there were a lot of cars for sale appearing on grass verges throughout Paxcroft Mead. It was suggested that he should make a note of registration numbers and report to the police.

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

- a) Details of the Tree Warden scheme and the Parish Council's plans to plant more trees
- b) Possible new bus shelter on Paxcroft Mead and a new shelter for Hill Street.
- c) The final recommendations of the Boundary Committee in respect of the electoral review.

**14. DATE OF NEXT MEETING: Tuesday, 9<sup>th</sup> December, 2008 (second Tuesday of the month)**

**The meeting ended at 9.40 p.m.**

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