

**MINUTES OF A MEETING OF HILPERTON PARISH COUNCIL
HELD AT THE VILLAGE HALL, WHADDON LANE, HILPERTON,
at 7.30 pm on Tuesday, 21st April, 2009**

There was one member of the public present

PRESENT	Mr. E. Clark (in the Chair)	Mrs. S. Sawyer
	Mr. R. House	Ms. P. Turner
	Mrs. J. Waring	Mr. J. Willis
	Mr. V. Bielecki	Mr. B. Cullern
	Mrs. K. Hayes	Mr. K. Jackson
	Mr. W. Jameson	Mr. T. Carbin

ALSO IN ATTENDANCE: P. C. Rebecca Nixon

Before the start of the meeting, Mrs. Ruth Farrell, Head Teacher of Hilperton CE Primary School, spoke about the two options put forward by the Local Authority, Governors and the Salisbury Diocese regarding the future of pupils currently attending Wingfield C of E Aided Primary School. The Chairman declared the meeting open at 7.42 p.m.

1. APOLOGIES FOR ABSENCE

There were no apologies.

2. DECLARATIONS OF PERSONAL/PREJUDICIAL INTEREST

Agenda Item 8 – Wingfield C of E Aided Primary School:

Ms. Turner, personal, as Chairman of the governors of Hilperton C of E Primary School.

Mr. Jackson, personal, his grand-daughter being a pupil of Hilperton C of E Primary School

Mr. Cullern, personal, his grandson being a pupil of The Mead Primary School

Planning application W/09/01009/FUL: Mr. R. House, prejudicial, and Mr. W. Jameson, personal, his house overlooking the site concerned.

3. MINUTES

The Minutes of the Parish Council meeting held on the 17th March, 2009, and the Minutes of the Planning Committee meeting held on the 7th April, 2009, were approved and signed.

4. MATTERS ARISING (from the March PC meeting)

Minute 6 – Police Report: The Clerk informed members that PC Lee Pelling was no longer the community beat manager for Hilperton. Since the last PC meeting changes to the NPT boundaries had been extensive and Hilperton parish had now been added to the Trowbridge Rural NPT. It was agreed that a letter should be sent to PC Pelling, thanking him for all the work he had done, and also to two of his senior officers who should be aware of the Parish Council's appreciation of his efforts to date. PC Rebecca Nixon would be the new beat manager for Hilperton, supported by one PCSO.

Minute 6 – Millards Play Area: The Clerk had been informed by Steve Richardson (WWDC) that the play area was open and the heras fencing was not stopping anyone from using it or the open space. He himself had not received any complaints about stones being thrown but he had asked the developer to remove the fencing as soon as possible. Mrs. Hayes said that PC Pelling had been aware of problems with young people in the area but it was difficult to catch anyone 'in the act' of throwing stones into the gardens of neighbouring properties.

Minute 7 – Development Control: The Clerk had written to David Hubbard, objecting to the suggestion that planning applications, including plans, might be sent to parish councils electronically.

She had pointed out that the only way councillors could view large-scale plans was through them being sent by post. Mr. Hubbard's reply stated that the new council would provide both electronic and paper consultation options to town and parish councils for the first year and the position would then be reviewed.

Minute 7 – Section 137 Grant: The Clerk said that the 1st Hilperton Scout Group were delighted that the Parish Council had approved a grant for them to cover the cost of two new tents. Peter Grant, the Scouter in Charge, wished to convey to the Parish Council his appreciation of this support and would soon let the Clerk know how much discount he had been able to get for purchasing four tents.

Minute 12a: The Clerk had received a reply from Wiltshire Council to her letter to English Landscapes. The hedge line had been inspected and it was seen that this had been cut lower than the rest of the area. Letters had been sent to residents at 54 and 56 Lacock Gardens reminding them that they must not cut trees and shrubs maintained by Wiltshire Council without first obtaining permission.

Minute 12b: The Clerk had been informed by BT that the sponsorship of a kiosk scheme did not entitle parish councils for a refund if the kiosk was out of service. They did, however, aim to look at (and, where possible, repair) faults on sponsored kiosks within fourteen calendar days.

Minute 12d: Mr. Cullern had been in touch with Andy Cadwallader at Wiltshire Council and the pothole had now been filled in.

Minute 12e: The Clerk had reported to WWDC the problem with dog fouling in the Cresswell Drive area of Paxcroft Mead.

Minute 12f: The Clerk had again been in touch with Tim Murphy at BT Openreach who had assured her that his field staff had the matter in hand to clear the graffiti from the boxes on the corner of Helpswell Road. He could not give a date or time when the work would be completed but it would be in the near future.

Minute 12g: Despite the Clerk reporting yet another incidence of graffiti in the underpass at Paxcroft Mead, it had still not been cleaned off and Mr. Cullern said that there was also some new graffiti further along.

Minute 12h: The Clerk had e-mailed Mr. House, asking him to let her know exactly where the lime mortar was beginning to come out of the joints of the wall at the War Memorial. This was because Nimbus Conservation had observed, whilst putting in the French drain in 2006, that one area of the back wall was definitely bulging and the poor condition of the wall was due to previous cement render repairs, pointing and ivy growth. This was not part of the work they were contracted to undertake but they had recommended that the wall should be taken down and rebuilt with lime mortar. Mr. House said he would make an inspection before the next meeting.

5. ANNOUNCEMENTS FROM THE CHAIR

a) The Chairman said he had recently been on a very interesting tour of the Hills Waste site at Compton Bassett.

6. WILTSHIRE COUNCILLOR

a) Mr. Clark said he had received a request from the Clerk to call in planning application 09/00379/FUL for determination by the Wiltshire Council (West) planning committee, should the officer concerned be minded to recommend granting permission.

b) Mr. Clark said that rubber strips had been laid down in the area along Horse Road where a survey would shortly be carried out by the police safety camera unit.

c) The road surface along Horse Road was now becoming a major problem and needed to be dealt with urgently. Mr. Clark was endeavouring to ascertain who in Wiltshire Council was responsible for the budget, as major works were needed along stretches of the road.

d) Mr. Clark said that the switchover to one unitary authority seemed to go reasonably smoothly, although he was experiencing delays in receiving the weekly planning lists.

7. POLICE

The Chairman welcomed PC Rebecca (Bex) Nixon to the meeting, and she spoke about the area she would be covering and the problems which needed to be dealt with. She gave details of how to contact her and said she would attend the Annual Parish Assembly on the 5th May, unless work commitments prevented her from so doing.

Mrs. Hayes had recently attended a meeting with police and other agencies regarding the youth problem on Paxcroft Mead. Working on a model on Longfield Estate, it was proposed to test the feeling of setting up a youth council, and the first meeting to see if it would be viable was on the 23rd April. Following this, there would be another meeting on the 30th April which she would attend. She might know from this whether the Parish Council was expected to become involved in any way and she would report back.

8. ITEMS FOR REPORT AND DISCUSSION

Allotments

Since the last meeting, Messrs. Bielecki, House and Jackson had met and looked at all aspects of the allotments.

Mr. Bielecki had contacted all interested parties (sixteen to date) and had identified some of their needs, ranging from the reasonably simple to the more demanding. He had given January, 2010, as the commencement date to begin to work the allotment, if the idea was considered feasible by the Parish Council.

Mr. House had been dealing with planning matters and had been advised by a planning information officer at Wiltshire Council West that planning permission for change of use of the land was not required. However, permission would need to be sought for any enclosure, car parking and structure (shed) that tenants might wish to erect on the allotments. This could be done with the minimum of expense if a number of tenants submitted one application together, or if the Parish Council submitted an application for the whole site, showing the plots, sheds, enclosures etc. Mr. House had drawn up a plan of the 1.5 acre site which could be divided into large and small plots, and which illustrated ten large plots and fifteen smaller (two-thirds size) plots. Dividing the plots up would be an issue and the land would need to be ploughed and seeded before taking over the area.

Mr. Jackson had been working on an outline feasibility study, indicating possible expenditure and including a financial appraisal, copies of which he tabled. Without, of course, having a clear idea at this stage of what all the costs might be, he was of the opinion that this capital-intensive project would have a 'break-even' point for the Parish Council after twenty-five years.

A very detailed discussion ensued, which included the following points being raised:-

- * The costs to be set for the plots
- * The provision of footpaths running through the site
- * Security issues
- * Water rates/water taps on site
- * Tenancy agreements
- * Access to the site

Thanks were given to the three members of the Working Group for their efforts to date.

After further discussion, Mr. Willis proposed that the Parish Council should proceed with the project to provide allotments in the village. This was seconded by Mr. Carbin with all in favour.

It was also agreed that:-

- a) the next step should be to commit the Parish Council to its first item of expenditure by having a professional valuation of the site, and Mr. House was authorised to arrange this.
- b) the landowner should be approached regarding the possibility of an option for the Parish Council to acquire another one-acre of land during the first five years.
- c) the Clerk should purchase for the Parish Council a guide entitled 'Growing in the Community'.
- d) up to £20,000 should be expended by the Parish Council in order to establish the allotments.

West Wilts. Central Area Parish Councils' Liaison Group

Mr. Jackson said that he would attend the next meeting of the group to be held at Southwick on the 23rd April. New boundaries and associated matters would be discussed as there were issues here which might affect the liaison group. He invited members to contact him if there was anything they would like him to raise at the meeting.

Parish Steward

For his visit on the 21st and 22nd April, the Parish Steward had been asked to attend to two deep pot holes outside 140 Wyke Road and generally tidy around the village, paying particular attention to tidying up of pavement edges (hedge sides). There would be no visit in May and he would next be in the village on the 18th June.

Details of a training day for appointed contacts had been received from Wiltshire Council. This would be on Tuesday, 5th May, at Bridge House, Stallard Street, Trowbridge, commencing with coffee at 10 am and concluding with a light buffet luncheon. Mr. Willis said he would contact the Clerk if he was able to attend.

Tree Planting

The Clerk had received a communication from Dr. Beckett to say that she had spoken to Jean Grayshon about the trees she had surveyed. Her husband, Roger, would be willing to be available to offer advice to the tree wardens as he held an arboriculture qualification.

The Clerk had written to both primary schools, informing them that she had found out from the Tree Council that grants for planting trees must come from individual schools. She felt that the best way forward for them would be, once they had decided which trees they would like to plant, to contact the Tree Council direct, who would send them all the information they would need, together with an application form. She had given them contact numbers for the Tree Council and had suggested that, if they were not successful in getting a grant from them, they should come back to the Parish Council for another route to be tried. Similarly, if they were able to get a grant but needed a 'top-up', they should approach the Parish Council.

Mr. Kavanagh had been working on an article about the tree wardens, a copy of which he had sent to the Clerk. She herself would shortly apply for a grant from Wiltshire Council in respect of the trees proposed to be planted along the north side of Trowbridge Road.

Delta Kitchens

The Clerk had recently been informed by Sue Morgan at WWDC that she had received a telephone call on the morning of the 30th March from Mr. Alexander Barker to say that he was no longer living in the premises. Delta Kitchens had been sold to a company called Issuemade Ltd. of Bristol, who were considering the submission of a planning application to redevelop the site to residential. Ms. Morgan had therefore closed her file on the matter. Mr. Jackson said that the premises had definitely been occupied every night recently, and the Clerk was asked to let Ms. Morgan know about this.

Wiltshire Area Boards – Boundaries and Associated Matters

A letter, map and schedule confirming the boundaries of Wiltshire's eighteen area boards had been received from Wiltshire Council. The Chairman said that the Trowbridge Area Board, which incorporated Hilperton, would have seven Trowbridge unitary councillors and only two rural councillors. It was agreed that the content of the letter and enclosures should be noted.

Wiltshire Council – new e-mail addresses

The Clerk informed members that all staff and unitary councillors would have a new address of the firstname.lastname@wiltshire.gov.uk format.

The Future of Wingfield C of E Aided Primary School

A number of parish councillors had attended one of two public meetings recently which were held to discuss the future of Wingfield Primary School. The local authority, governors and Salisbury Diocese were concerned about the quality of education at the school and its ability to sustain improvements and progress further in the future. Their prime concern was to ensure that pupils received high quality education, and the Parish Council, among other parties, was being consulted.

Two options had been put forward:- firstly, to close Wingfield C of E Aided Primary School, and, secondly, to close the school and amalgamate it with The Mead Community Primary School to form one school that would operate on both sites.

A detailed discussion followed, relating to the points raised by Mrs. Farrell before the commencement of the meeting and the information given at the recent public meetings. The Parish Council learned that there were sixty-four pupils at Wingfield School, twelve of whom came from the village. The school had been placed in Special Measures in 2007, following an OFSTED report, because it was failing to provide an acceptable standard of education, and the people responsible for leading, managing and governing the school were not demonstrating the capacity to secure the necessary improvements.

Concern had been expressed at the public meetings by parents of pupils attending The Mead Primary School that the standard of education might fall at that school if there was an amalgamation between the two. Clearly the Parish Council had a responsibility to both The Mead and Hilperton Primary Schools to ensure their futures as successful and dynamic educational establishments.

At the end of the discussion, Mrs. Hayes proposed that the Parish Council should give its support to option number one, i.e. that Wingfield C of E Aided Primary School should be closed. This was seconded by Mrs. Sawyer. The reason to be given was that under option two the Parish Council feared for the future of Hilperton C of E Primary School and the possible dilution of teaching quality at The Mead Primary School. When put to the vote there were six in favour with five abstentions (*Mr. Bielecki having had to leave the meeting after speaking at the start of the discussion.*). The Chairman asked for his abstention from voting to be recorded, being a consultee in his own right. Ms. Turner also asked for her abstention from voting to be recorded, as Chairman of the governors of Hilperton School.

Trowbridge Area Community Link Scheme

The Parish Council had received an invitation to the tenth Annual General Meeting of the Trowbridge Area Community Link Scheme on the 14th May, 6.30 p.m., in The Usher Room at the Civic Hall, Trowbridge, and the Chairman said that if any members would like to attend they should contact the Clerk.

Consideration of the Annual Subscription to WALC

After a short discussion, it was agreed that this subscription should be renewed.

9. PLANNING MATTERS

Applications

W/09/01022/FUL: Marstons plc., land adjacent to Hackett Place

Application to discharge clauses within Section 106 agreement dated 6th February, 2004

The Chairman gave a brief history relating to this site. The last, formal application by Wolverhampton and Dudley Breweries plc. to erect a public house with ancillary staff flats, car parking, landscaping and access (05/01709/FUL) was considered by the Parish Council in September, 2005. An objection had been made at that time on the grounds that the application was contrary to the extant Section 106 agreement. The developers were committed to use all reasonable endeavours to procure the establishment of a medical practice and a retail pharmacy, where appropriate, and they had not satisfactorily proved that there was no need for medical facilities on this site. Bearing in mind the growth of development in the area (land east of Trowbridge, West Ashton Road, land south of The Grange) it appeared that there was a very real need for medical facilities in this area. There was no provision in the application for extra parking and there would be a conflict between motor vehicles and pedestrians. It was also felt that there would be conflict with the community centre. This application had been refused by WWDC. A planning application was made and taken to WWDC's planning committee in June, 2006, with a formal request for an agreement to the discharge of the requirements of the Section 106 agreement. This application was refused on the basis that insufficient evidence had been put forward to demonstrate that all reasonable endeavours had been used to procure the establishment of a medical centre and retail pharmacy on this site.

After a short discussion, it was agreed that the Parish Council should continue to object to the application to discharge the requirements of the Section 106 agreement (proposed by Mrs. Hayes, seconded by Mr. Jackson, seven in favour with four abstentions). The Chairman asked for his abstention from voting to be recorded.

It was further agreed that a formal request should be made to Wiltshire local councillor Mr. E. Clark to have this application called in for determination by the Wiltshire Council (West) planning committee, should the officer dealing with it be minded to recommend permission, and that a member of the Parish Council should be authorised to speak on this item at the planning committee meeting.

Mr. House took no part in the proceedings relating to the following application

W/09/01009/FUL: Mr. Ian Butler, land adjoining 3 Ashton Rise

Proposed detached garage

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

W/09/01072/FUL: Mr. K. Ellis, 177 Devizes Road

Erection of two detached dwellings on plots 3 and 4, re-siting of garage to plot 2

The Chairman reminded members of the previous applications made on this site, one being withdrawn in July, 2008 (08/01458/FUL) and the other granted permission in November, 2008 (08/02526/FUL).

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

- a) the application would be contrary to policy H17 c as it would create inappropriate backland development.
- b) the application would be contrary to policy C31a (design) and the adopted Hilperton Village Design Statement, stating that new development should be of a style and scale sympathetic to surrounding buildings.
- c) the rear garden of plot 4, falling outside Hilperton Village Policy Limits, would be contrary to policy H19 as garden is regarded as domestic usage.

- d) the proposal would introduce an inappropriate pattern of tandem development out of keeping with the character of the area.
- e) the application had no provision for affordable housing as per policy H2B
(When put to the vote there were five in favour, four against and one abstention, Mrs. Waring having had to leave the meeting before voting took place). The Chairman asked for his abstention from voting to be recorded.

It was further agreed that a formal request should be made to Wiltshire local councillor Mr. E. Clark to have this application called in for determination by the Wiltshire Council (West) planning committee, should the officer dealing with it be minded to recommend permission, and that a member of the Parish Council should be authorised to speak on this item at the planning committee meeting.

Decisions

There were none.

Planning Application 08/01447/FUL: Marsh Farm

Another unsatisfactory response had been received from Michael Kilmister regarding the manner in which the planning decision had been made. He referred to letters already received by the Parish Council which stated that 'the imposition of the condition restricting times of operation was considered by officers to be unreasonable as a majority of the other buildings on site used for general industrial uses did not have such a condition attached to them'. The Clerk had written back to say that, whatever reasons had been given for granting planning permission, Hilperton Parish Council did, in effect, make an objection and it was therefore for the planning committee to decide the outcome and not the officers. Agreeing with this course of action, members were of the opinion that the Parish Council's complaint should be taken further in the formal complaints procedure on a matter of principle.

10. CORRESPONDENCE

- a) Changes to bus service 237 from Traveline
- b) Letter from Selwood Housing re. upgrade of rural sewage treatment plants
- c) WALC Newsletter for April, 2009 (tabled)

11. PUBLICATIONS

- a) Paxcroft Mead News – March, 2009
- b) Minutes of Paxcroft Mead Management Committee meeting of the 4th March, 2009, and agenda for the meeting on the 1st April, 2009
- c) Wiltshire Council – Community Area Highway Information

12. ACCOUNTS

b) Payments authorised:-

Clerk's Salary and Expenses for April, 2009 (including use of computer)	£658.42
Accord (stationery/office supplies) (including £28.21 VAT)	£216.34
WALC Annual Subscription 2009/2010	£761.59

13. ANY OTHER BUSINESS AND VILLAGE MAINTENANCE

- a) Mr. House informed members that, a few days ago, some signs had been put up along Marsh Road at the entrance to Marsh Farm. They had now been taken down but it would be worth keeping an eye open in future.
- b) Mrs. Hayes said that the nursery site along Horse Road was looking unkempt again. It was agreed that the Clerk should contact Persimmon.

14. ITEMS FOR PARISH NEWS/LOCAL PRESS

Some pre-meeting notes for the parish magazine had been submitted by the Clerk, owing to time constraints for the parish news.

**15. DATE OF NEXT MEETING: Tuesday, 19th May (Annual meeting of the Parish Council)
Annual Parish Assembly: Tuesday, 5th May, 2009**

The meeting ended at 10.02 p.m.

Signed Date