

Minutes of the meeting of Hilperton Parish Council, held at Hilperton Village Hall on Tuesday September 15th 2026 at 7.45pm.

Councillors present. Clark, Hayes, House, Jamieson, Linham, Prevett, Sawyer and Turner.

Clerk and 2 members of the public.

AGENDA.

26/178. Acceptance of apologies for absence.

Cllrs. Uncles, Prevett and Robinson .

26/179. Declarations of interest.

Cllrs Clark, Sawyer and Turner in respect to Village Hall.

26/180. To receive and sign the minutes of the Council meeting held on 21st July 2026, together with Finance Committee meeting minutes of August 25th 2026.

These minutes were approved (with two alterations on 21st July minutes) and signed as an accurate record of the meetings by Cllr Clark as Chairman . Proposed by Cllr Clark and seconded by Cllr . Bayley. **All agreed.**

26/181. Chairman's announcements.

Cllr Clark announced that there will not be a Village Fete in 2027.

26/182 Report from Wiltshire Councillor.

Newsletter is now being circulated in village. National scheme of delegation will be covered under item 26/188

26/183. Report from Police.

Please look at [Trowbridge Rural | Police.uk](https://www.trowbridge-rural.police.uk)

26/184. Planning applications

PL/2026/01413 – Land adjoining Hilperton Drive/Ashton Road – New vehicular access.

It was resolved that the Parish Council OBJECT to this application for the following reasons: There is a great safety risk. although the plan shows a road going in there is very little further details especially how the ditch will be bridged and as this is a derestricted (60mph) road it was felt the splays were not sufficient for the speed of traffic. The access is just after a blind bend and machinery used by the applicant is slow moving both in and out with perhaps a trailer. This road is used by residents of Pike's Close, walkers, runners and there is no pavement. There would be a high collision risk. 2. The hedgerow and vegetation form part of the rural edge of the village and this will introduce an industrial character with an urban type of approach to the village. Conflict with core policy 51 and 57. The removal of the hedgerow will mean an ecology loss especially removal of vegetation to create visibility. Thought has not been given or information supplied of how this might also affect the brook with possible water problems. 3. No sufficient information has been given on what exactly the site will ultimately be used for. It is also in the red zone of local bat mitigation area so if lighting is used this must be taken into account.

Proposed Cllr Bayley and seconded by Cllr Sawyer. All agreed except for abstention from Cllr Clark.

PL/2026/01072 – Land north of Devizes Road – Demolition of existing building and development of up to 80 dwellings

It was resolved that the Parish Council OBJECT to this application for the following reasons:

1. It Breaks the Development Plan. The site is outside Hilperton's defined settlement boundary. It's not allocated for housing in the Wiltshire Core Strategy or the Hilperton Neighbourhood Plan. Planning rules say new housing should go in planned areas—not in open countryside. Relevant policies: Wiltshire Core Strategy Core Policies 1 & 2 Hilperton Neighbourhood Plan National Planning Policy Framework (NPPF) 2. It Threatens Protected Bats The land is used by rare bats, including Bechstein's and horseshoe bats. It lies in a sensitive zone for the Bath & Bradford-on-Avon Bats Special Area of Conservation (SAC). The developer hasn't proven that the bats won't be harmed. Relevant policies: Habitats Regulations 2017 Wiltshire Core Strategy Core Policy 50 NPPF 3. Dangerous New Road Access The plan adds a new arm to the busy A361/Devizes Road roundabout. This roundabout already handles fast-moving traffic (50mph). No safe pedestrian crossings are proposed. The new junction could be unsafe for drivers, cyclists and walkers. Relevant policies: Wiltshire Core Strategy Core Policies 60 & 61 NPPF 4. Car-Dependent and Unsustainable The site is far from shops, schools and services. The nearest bus runs only once an hour. There is no safe walking or cycling routes to town. This means more cars, more traffic, and more pollution. Relevant policies: Wiltshire Core Strategy Core Policies 60 & 61 NPPF 5. It

Damages the Countryside The site is part of Hilperton's rural setting and green approach. It would spoil views and harm the village's character. Relevant policies: Wiltshire Core Strategy Core Policies 51 & 57 Hilperton Village Design Statement NPPF 6. Infrastructure Not Ready No new school is built yet—local schools may not cope. The country park needed to protect bat habitats isn't in place. Water pressure and roads are already under strain. Relevant policies: Wiltshire Core Strategy Core Policy 3 NPPF The Parish Council reserves the right to make further comments should more relevant information be forthcoming.

PL/2026/04967 – Stamford House, Devizes Road – Tree felling. It was resolved to make No Objection

PL/2026/03401 – 127 Lacock Gardens – Single Story extension. It was resolved to make No Objection

PL/2026/04874 – Former Kings Arms public house – Erection of 7 dwellings and associated work. The Parish Council OBJECTS to this application for the following reasons

First this application is for The Kings Arms (not 'former') as no application has been made for change of use, 2. This is a listed grade II building and has been a great amenity to the village. The erection of a fence is both untenable and means that with only two parking spaces it would be difficult for it to carry on as a public house and may well deteriorate further meaning a loss of an amenity should it not continue as a public house. 3. The area proposed for the new dwellings is in the local bat mitigation area, and also there could be flooding issues due to more water being discharged in local culvert.

Proposed by Cllr Hayes and seconded by Cllr Bayley. Majority agree with 2 abstentions including Cllr Clark

26/185. Planning decisions.

PL/2026/04038 – 104 Church Street – Various tree work. No objection.

26/186. HAAG.

Celia Beckett introduced Mat Scalpelo who together with Sara Heaven had recently joined HAAG and were a great help in administration. The last meeting concentrated on the Barwood Development. She had printed off some copies of the new access road which were distributed to Councillors/Clerk. It passes very close to 177 Devizes road, taking half the garden. There would also be an issue over 'emergency access'. She explained that there is a meeting with Wiltshire Cabinet on October 7th.

She then moved to the Maxcroft Development where in the past there was discussed the possibility of a Judicial Review. She had been in touch with the Environmental Law Foundation and surprised at cost of initial letter/hearing (which could be around £5000 and then up to £10,000[max]). There is still a decision outstanding from Wiltshire Council and Cllr Clark is still in discussion concerning s.106 money. She outlined the concerns with pre-application especially with regard to bats. She explained that a Neighbourhood plan is now very important but Cllr Clark outlined difficulty in obtaining accurate housing needs. Our Neighbourhood Plan did not offer areas of land for development which is no longer acceptable.

At this point Mat Scalpelo joined the conversation and explained why they joined HAAG and he was employed in IT. New web site was being developed. There will be costs. There will also be leaflets and posters to try and get more engagement. There will also be communications with other local Parish Councils.

Cllr Bayley added that he visited the Shires today where he noticed that the Local Plan housing increases would mean 66,500 houses now in Wiltshire up from around 50,000. This could be disputed. It was noted that September 30th was a key date to get comments in against why sites in the area should be included in the Plan. It was agreed HAAG would submit a submission on behalf of Hilperton Parish Council.

Potential expenses were agreed by both Chairman of Parish Council and HAAG.

26/187. Finance Committee report and adoption of Investment Policy

Minutes of Finance Committee meeting on August 25th had been agreed and Investment Policy had been circulated. It was proposed by Cllr Clark and seconded by Cllr House that the Investment policy be accepted. All agreed. Will be placed on web site in due course.

26/188. New National Scheme of delegation for planning

Cllr Clark explained that Planning Laws change from October 31st 2026. There will be Schedule 1 and Schedule 2 Planning Applications. Schedule 1 is for householder applications, up to 9 houses, industrial applications up to 1,000 sq metres and reserved matters for applications for up to 500 houses. These would not go to a Planning Committee and cannot be 'called in' by a Councillor but delegated decisions. Schedule 2 might go to a Committee and is for 10 houses or more, reserved matters on 500 and more houses and large industrial developments. However local Councillor can ask for it to be reviewed under a 'Gateway' system.

26/189. Possible new Tree Protection Orders.

Celia Beckett raised the question of the mature trees between 177 and 178 Devizes Road and suggested the Parish Council should apply for a Tree Preservation order for amenity value. It was agreed that the Clerk get in touch with tree preservation officer at Wiltshire Council.

26/190. Assertion 10

The Clerk explained that an IT Policy is needed under this new Assertion. NALC had a template and the Council Chairman would be the person to report to. He also explained in more detail why the government request for use of .gov addresses should be adhered to. He will talk to Cloudy IT and report back.

26/191 s.106 Funds

The figures we have for the outstanding s.106 money differs from that held by Wiltshire Council so a request has been sent to Wiltshire Council to agree an exact figure.

26/192. Village Hall

At a recent Village Hall Committee meeting the idea of using some CIL money for battery storage facilities for the solar panels was raised. Cllr Turner will investigate more and come back with some financial figures. Cllr Bayley will also become involved on behalf of the Parish Council.

26/193. Play Areas

Cllr Bayley gave an overview of the Play Area Committee meeting on Monday September 14th 2026. Our Solicitor had come back to us with regard to lease on Foxglove Drive where Wiltshire Council did not agree our points. A response has been agreed. There were other small points on other play areas. Chairman thanked Cllr Bayley for all the work he has done.

The broken matting and other areas of the Play area at Village Hall was discussed at last Committee meeting and although the Annual Inspection of Play Area is due next month it was suggested by Cllr Clark that this be dealt with as a matter of urgency.

26/194. Neighbourhood Plan

Our present one runs out this year. It could cost between £20,000 and £25,000 for a new one but covered by CIL money if desired. It was agreed that Cllr Clark and Clerk make more enquiries.

26/195. Community Governance Review

Wiltshire Council will be looking at Parishes which have not been looked at over the last 10 years. It was agreed that we wait and see what happens.

26/196. Cleaning of bus shelters

The Clerk brought up the question of what exactly Core Clean do in cleaning the bus shelters? The latest invoice was for work in June. It was agreed that the Clerk write to Core Clean, terminating their services. Proposed by Cllr Clark and seconded by Cllr Turner. All agreed

26/197. Parish Steward.

Please let Cllr Clark know if there are any jobs required.

26/198. Allotments/Community Orchard.

Cllr House reported that after advertising after last meeting there are 14 on waiting list. Fence was burnt in recent fire and parts are well worn. Replacement would be expensive so repair was the best option and he would obtain quotes.

26/199. 'Clerk's report.'

The Clerk reported that the bank balance in the Lloyds Community account was £7,918.42. Lloyds Instant access account is £202,052.02 another batch of CIL money of just over £ 90,000 had gone in within the last few days (interest was £94.83 and £121.95). CCLA is £127,000.40 (interest was £413.25 and £398.46) and Redwood Bank is £133,371.57 (interest of £307.65 and £326.34). New Instant Access account at Hampshire Trust Bank is £120,000. It was agreed that £13,371.57 be transferred out of Redwood Bank and for time being placed in Lloyds Instant Access account. Another account will need to be opened. He reported that he is started opening an account at Unity Trust Bank.

The Clerk explained the problems with Lloyds Bank and getting Cllr Uncles on internet banking. A complaint had been lodged. Cllr House countersigned the required form to send back.

AGAR was submitted after last meeting and have to September 30th to ask more questions and submit their report.

The Clerk explained the monthly meeting Parish and Town Clerks have by Teams with Wiltshire Council. Last month there was an update of supply of sand bags and gel bags and also supply to grit bins with Wiltshire Council owned ones being continued to be supplied by the Council but community ones will not.

The Clerk had spoken again to the Charity Commission about the Sir William Roger Brown Charity but waiting for authority so that closing and updating becomes possible. It was agreed that an Agenda item for October meeting will ask for suggestions of what charity/charities would be suitable for donating the closing money from the account.

26/200. Approval of invoices for payment.

Payments made since last meeting

St. John Ambulance £147.60

Payments for this meeting

Cloudy IT (August) invoice 12577 £83.81 including £13.97 VAT

Cloudy IT (September) invoice 12903 £83.81 including £13.97 VAT

Scribe (July) invoice (Allotments) 19972 £39.60 including £6.60. VAT

Scribe (August) invoice (Allotments) 21113 £39.60 including £6.60. VAT

Scribe (July) invoice (Accounts) 19986 £39.60 including £6.60. VAT

Scribe (August) invoice (Accounts) 21156 £39.60 including £6.60. VAT

Clerk's salary (July) £499.63 - £499.43 (August)

HMRC £155.91 (July) - £156.11 (August)

Water2Business £675.34

RA Books invoice 5030 – Annual accounts - £105.00

RA Books invoice 4943 – PAYE work - £56.00

Proposed by Cllr Clark and seconded by Cllr Turner. All agreed.

With regard to Core Clean £250.00 (June visit) it was agreed that the Clerk get in touch and ask for photographs.

26/201. Website

No progress on revamp of web site. Cllr Clark will get in touch with Revision 4.

26/202. Meetings for councillors to consider attending.

Trowbridge Area Board – October 22nd 2026

WALC Councillor training – The Clerk had circulated various courses/dates.

26/203. Correspondence received.

Lime Down

26/204. Items for future meetings/Items for notice board or publication..

None

26/205. Date, time, and venue for the next parish council meeting.

Tuesday October 20th 2026 starting at 7.45pm at Hilperton Village Hall, Whaddon Lane.

Meeting closed at 21.37

Signed

Dated 20th October 2026.