

WILCOT and HUIISH (with OARE) PARISH COUNCIL

Local Government Act 1972

Minutes of the Meeting of the Parish Council held by Zoom
on Tuesday 2nd March 2021 at 7.30 pm

**Present: Councillors Dee Nix(Chair), Dawn Wilson, Prue Smith, Richard Fleet, Nicky Fleet, Chris Bartlett
Unitary Councillor Paul Oatway
Clerk Ruth Kinderman
Aaron Smith (Fowler Architecture and Planning), Gavin Davies (manager, West Stowell Farm),
Martin Fetherston-Godley (resident)**

21/10	To receive apologies for absence None.	
21/11	To receive declarations of interest Item 14.3 Cllrs RF and NF	
21/12	To agree the minutes of the meeting on 14th January Cllr DN proposed that these be accepted as an accurate record; all were in favour and Cllr DN to sign at the next physical meeting.	
21/13	Public question time Residents are welcome to make representations, answer questions and give evidence in respect of any item of business included in the Agenda. Any representations not to exceed 3 minutes. Matters outside the scope of this particular meeting should be sent, in writing, to the Parish Clerk at least 3 days prior to the meeting in order for a full response to be made available. Cllr DN invited Aaron Smith and Gavin Davies to explain how application 21/00871 differed from 19/11521 and the reasons for the application (item 14.1). Aaron Smith demonstrated that Wiltshire Planning Department's objections to the first application had been addressed and referred the Parish Council to Wiltshire Council Core Policy 48 which allows for the conversion of redundant agricultural buildings outside the limits of a settlement, even where planning permission for a new building in the same location would not be granted. Aaron said that the new application is accompanied by a structural report, showing that the barn is structurally sound for conversion and improvement whilst retaining its essential fabric, character and appearance. The new application clarifies that all existing trees will be retained, screening the property to the same extent as at present. The new application has reduced the amenity space available to the inhabitants, removing the previously proposed extensive parking hardstanding and installing a secluded garden area to the northern side only. The new application has fewer windows and has removed the roof lights shown on the previous application. Gavin Davies explained that the barn is currently of no benefit to the farm but could become an asset whereby imminent reductions in farm incomes and subsidies can be addressed. The farm intends that holiday lets will be short-term and will be managed by the farm office via an online booking system.	
21/14	Planning Applications and Enforcement To review and provide feedback on new planning applications from Wiltshire Council (Town and Country Planning Act 1980, schedule 1, para 8)	

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	<p>14.1 Application 21/00871/FUL Black Barn, Wilcot Green, Wilcot SN9 5NN Proposal: Conversion of barn to holiday let (Resubmission of 19/11521/FUL) Comments by 18th March</p> <p>All agreed that the new application was a considerable improvement on the first. Concerns were raised about the ongoing trend of converting agricultural buildings into dwellings, mainly for tourism, whilst reducing agricultural capability for the future. Concerns about the access were raised, although it was noted that Highways had not objected to the previous application on these grounds and that the access is within the 30mph limit, contrary to the perception of the Parish Council last time this proposal was considered.</p> <p>It was noted that if the barn were to be used agriculturally, vehicle movements could potentially be much more frequent than is likely if used as a holiday let.</p> <p>Two councillors reported that at least six residents have expressed support for the application.</p> <p>Five councillors were in favour of the new application with one against; it was therefore agreed that, whilst not objecting to this application, reassurance would be sought from Wiltshire Council that, if approved, this conversion would not set a precedent for any other development beyond the village boundary.</p> <p>14.2 Application 21/01628/TPO The Old Stable, West Stowell, Marlborough, Wiltshire, SN8 4JU Proposal: 2 x Beech trees - reduce spread & shape, 1 x Lime tree – fell Comments by 10th March</p> <p>It was agreed that there was no objection.</p> <p>14.3 Application 21/09900/FUL 10 Alton Road, Wilcot, Wilts, SN9 5NP Proposal: Conversion of front garden to residential car parking space Comments by 17th March</p> <p>Cllrs RF and NF did not take part in the discussion.</p> <p>It was agreed that there were no objections to this application.</p> <p>An application 21//01843/FUL had just been received for 49 The Green; a separate meeting will be scheduled to discuss this application and any other items carried forward from this meeting.</p>	<p>RK</p> <p>RK</p> <p>RK</p> <p>RK</p>
21/15	<p>To Receive the Budget and monitoring report</p> <p>15.1 To note invoices paid since the last meeting in accordance with Fin Regs Appendix - Clerk's salary January and February - grant payments to PCC and Wilcot Village Hall Committee</p> <p>An email acknowledgement from the Wilcot Village Hall Committee for the grant towards the mower had been received.</p> <p>In the light of the under-spend on hall hire for 2020/2021 due to fewer meetings, it was agreed that both Wilcot and Oare Village Hall Committees should be invited to submit applications for small grants which would be met from this element of the budget.</p> <p>15.2 To consider purchase of defibrillator cabinets</p>	<p>RK</p>

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	<p>It was agreed to accept Manningford Parish Council's offer to purchase two defibrillator cabinets from them for £650; this compares favourably with starting prices of £400 for a new cabinet.</p> <p>It was noted that there had been little interest from other PCAP parishes to purchase a few pumps for shared use throughout the Vale. It was agreed that this parish would benefit from having one but that it was important to ensure the most appropriate product was chosen from the many options available, not necessarily the cheapest. Cllrs CB and RF to research pumps ready for making a purchase in the late summer/early autumn.</p>	<p>RK</p> <p>CB/RF</p>
<p>21/16</p>	<p>Project updates</p> <p>16.1 Verge markers/Huish Lane Ongoing – Cllr DN to chase.</p> <p>16.2 The White Hart, Oare Clerk reported that it is unclear what action is being taken by Planning Enforcement at present; all agreed that six years with no progress is unacceptable, and that the lack of action has allowed the property to fall into a terrible state of disrepair. Cllr PO will liaise with Enforcement to clarify what action Cllr Kunkler, as Unitary Councillor for the non-resident owners of the White Hart, has taken recently. Cllr DW will also raise the matter at the Area Board meeting to be held on Monday 8th.</p> <p>16.3 Greensward Committee It was agreed to accept a quote of £350 to fell the dead elm tree, replace the gate posts and the fencing and re-install the gate. An item will go in the next newsletter to raise awareness and ask for volunteers to join a working party to clear the pond. A meeting of the committee will be arranged for late spring.</p> <p>16.4 Footpaths – Peall's Wood, audit, HUIS11, WILC3 Three evidence statements for rights of way in Peall's Wood have been received so far. Cllr DW to arrange for others to be submitted. HUIS11 – the complainant had reported that the problem of fencing across the bridleway had been resolved without any further action from the Parish Council. WILC3 – further to correspondence, the landowner is under the impression that the route had been altered with permission from Highways some years ago. Clerk to notify the landowner that this is not the case and that the route is still as shown on the Definitive Map. Clerk to advise as to how to apply for changes to be made should she wish to alter the route. WILC5/6 – it was agreed that there were no objections to the order re-routing WILC5/6, although it was noted that the new route goes through a badgers' sett.</p> <p>16.5 Speeding – speed surveys Cllr DN and the Clerk will arrange for speed surveys (previously called metro counts) to take place in Wilcot and Oare. Cllr RF seeks to be replaced as coordinator of the Wilcot Speedwatch team; Clerk to put a note to this effect in the forthcoming newsletter.</p> <p>16.6 Defibrillator cabinets – installation Two out of three quotes requested for installation had been obtained – decision to be taken at the next meeting – item carried forward.</p>	<p>DN</p> <p>PO/DW</p> <p>RK</p> <p>DW</p> <p>RK</p> <p>DN/RK</p> <p>RK</p> <p>RK</p>

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21/17	<p>Clerk's Report</p> <p>17.1 Canal parking project Stowell Estate had commenced banking up the verge and Gavin Davies had requested feedback on the work so far; all agreed that the work was neat and tidy and a great improvement. Gavin is willing to seed the new verges with a wildflower and grass mix; the Parish Council is willing to fund this. It was agreed that sufficient parking spaces must be made available in order to address concerns raised by residents that vehicles will be pushed into the main village; Clerk will arrange a meeting on site to confirm quantity and location of passing and parking places.</p> <p>17.2 Hare Street/Cross Hayes to include white lining at Wilcot canal bridge Cllr PO had increased the pressure on Highways to take immediate action now that the road surface is so poor; vehicles are no longer able to gain sufficient traction, adding to the risks of collision with oncoming vehicles.</p> <p>17.3 Election Costs After protests by Town and Parish Councils, Wiltshire Council had abandoned an unpublicised plan to pass election costs on to those councils. If, as is likely, Wiltshire Council do proceed with this proposal after due consultation later in the year, it is important that residents recognise that whilst the parish precept will have to rise as a consequence, the increase is unlikely to be countered with a corresponding reduction in their Wiltshire Council tax. Local elections take place on 6th May and nomination papers and instructions will be available from https://www.wiltshire.gov.uk/elections-town-parish shortly. Clerk to include this information in the forthcoming newsletter.</p> <p>17.4 Huish ditch clearance Clerk has reminded the contractor that this work must be scheduled as soon as the ground is sufficiently dry.</p> <p>17.5 Correspondence A complaint had been received about the bin on Wilcot village green which regularly overfills, largely with dog bags, creating an unpleasant problem adjacent to the play area and for houses nearby. Clerk had ascertained that it is emptied weekly and has asked Idverde to consider a larger bin, more suitable for purpose than the present one.</p> <p>A request had been received for help with resources for research into Huish history; Clerk had directed him to the parish website and will invite him to share any other information he might find during the course of his research.</p>	<p>RK</p> <p>RK</p> <p>RK</p> <p>RK</p> <p>RK</p>
21/18	<p>Exchange of information</p> <p>18.1 Wiltshire Local Plan Consultation Cllr DW had attended the relevant online information session; the proposals do not affect this parish. It was agreed that there was nothing to be gained by taking part in the consultation.</p> <p>18.2 Spring Into Life This initiative is being organised by the Pewsey Community Coronavirus Assistance group, encouraging residents in Pewsey and elsewhere in the Vale to share spring-themed displays in their front windows and gardens.</p>	

