

# WILCOT, HUISH and OARE PARISH COUNCIL

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## Local Government Act 1972

Minutes of the Meeting of the Parish Council held in the Wilcot Village Hall  
on Monday 16<sup>th</sup> August 2021 at 7.30 pm

**Present:**

Parish Councillors Dee Nix, Dawn Wilson, Richard Fleet, Nicky Fleet, Prue Smith and Clerk Ruth Kinderman  
Unitary Councillor Paul Oatway  
Aaron Smith, Fowler's Architects  
Neil Ridgway, incoming Stowell Farm Manager  
Residents Orlando Harris, Laura Harris, Tom Maidment, Kate Barr

21/65	<p><b>To receive apologies for absence</b></p> <p>Councillors Jamie Ede and Kathryn Richardson Gavin Davies, outgoing Stowell Farm Manager.</p>	
21/66	<p><b>To receive declarations of interest</b></p> <p>None declared.</p>	
21/67	<p><b>To agree the minutes of the meeting on 6<sup>th</sup> July</b></p> <p>Cllr RF proposed that these be approved as an accurate record; seconded by Cllr DW, all in favour and signed by Cllr DN accordingly.</p>	
21/68	<p><b>Public question time</b></p> <p>Cllr DN invited comments from the floor regarding item 69.1.</p> <p>Tom Maidment spoke on behalf of Manor Farm and Wilcot Manor, both which properties have legally registered rights to the use of Ladies Bridge, the preservation and maintenance of which they are anxious to ensure. These interested parties had not been notified of the application by Wiltshire Council, nor by the applicant whose submitted plans show the application is to install one set of bollards on land belonging to Manor Farm, not on land belonging to the Canal and Rivers Trust.</p> <p>Despite the application referring to a plurality of vehicular movements over the bridge, Manor Farm is the only party who could and would take vehicles over the bridge to its land on the northern side, in accordance with the original purpose of the bridge. However, due to obstructions placed along Cocklebury Lane, it has been many years since Manor Farm has been able to enjoy the full use of its rights in this respect and there have been no vehicles taken over the bridge for a long time; hence any structural repair required to the bridge cannot be due to vehicular use.</p> <p>The residents would like to read the engineer's report referred to - but not included - in the application and felt that a visit from the applicant with an on-site meeting to discuss the report's findings would have been the preferable method for addressing any problems found with the bridge, especially as the Trust is legally obliged to maintain the bridge as fit for purpose.</p> <p>Cllr Oatway agreed that the Canal and Rivers Trust's actions regarding this application were unacceptable, especially when the canal poses so many other pressing problems to be addressed urgently.</p> <p>Cllr DN invited Aaron Smith and Neil Ridgway to explain the proposals under item 69.2 and to respond to questions from the floor.</p> <p>Aaron explained that much pre-application work had been undertaken in order to address any concerns that might be raised by Wiltshire Planning Officers and to commission any technical reports required as part of the application process. Wiltshire Council had rejected the original location proposed, although comments from the floor suggested that this location would have had less of a visual impact from the top of the downs. Aaron distributed plans showing the proposed landscaping required by Wiltshire Council to</p>	

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	<p>mitigate the visual impact; there is a considerable amount of woodland at the site already, but he acknowledged that it would take some years for the new planting to take effect. Wiltshire Council had preferred this more southerly location as it allowed for more extensive landscaping than would have been possible closer to the escarpment as originally proposed.</p> <p>Neil explained that the proposals would reduce the agricultural traffic on the roads, possibly by 90%, with tankers no longer needed to transport digestate from Sharcott Pennings to the rest of the estate. With the digestate available on site, spreading would be able to be conducted at more suitable times of the year and would enable the farm to fulfil its obligations with regards to reducing chemical use and lowering phosphate levels in the water system.</p> <p>Neil confirmed that odours at West Stowell would be negligible as the liquid digestate is processed at Sharcott, from where it will be piped to Stowell, and the lagoon will be covered to prevent any reaction with rainwater. He confirmed that the cover will rise and fall with the digestate level and that, when below ground level, rainwater will be extracted by pump and released into the environment as usual. It was noted that water course maintenance will be important.</p> <p>The lagoon will be secured with fencing and will be double-lined with a leak-detector system primed to alert in the rare event the first liner should suffer a breach. The entire installation will have to be approved by the Environment Agency once complete.</p> <p>Cllr Oatway commented that with the many years of traffic complaints and verge damage, these proposals would bring a net benefit to the quality of life of parishioners.</p>	
21/69	<p><b>Planning Applications and Enforcement</b></p> <p>To review and provide feedback on new planning applications from Wiltshire Council (Town and Country Planning Act 1980, schedule 1, para 8)</p> <p>69.1 Application: PL/2021/04772  Ladies' Bridge - Listed Building Consent  Proposal: Install cast iron traffic bollards fixed at 2m width on the bridge to protect the structure from inappropriate use by heavy vehicular access / agricultural plant and machinery.</p> <p>Comments by 19th August.</p> <p>It was agreed to submit an objection noting the lack of transparency with regards to submitting and advertising the application; the inaccuracies in the application including the incorrect Certificate of Ownership and the failure of Wiltshire Council to note that Ladies' Bridge does carry public right of way WILC33; and the need for the Canal and Rivers Trust to divert its resources to addressing serious problems elsewhere along the canal.</p> <p>69.2 Application: PL/2021/05781  Stowell Farms, West Stowell  Proposal: Formation of a digestate lagoon (approximately 9,700m<sup>3</sup> capacity) and pipeline to Sharcott Pennings Farm with associated landscaping</p> <p>Comments by 26<sup>th</sup> August</p> <p>Cllr DN proposed that as councillors' queries regarding archaeology had been satisfied, with Aaron acknowledging that this is a sensitive area and such will be taken into account at all times when boring the pipework, the application should be supported subject to Wiltshire Council accepting this parish council's concerns that the development could set an unwelcome precedent and that therefore conditions should be set preventing any further development at the lagoon site, especially in consideration of its visibility within the AONB.</p> <p>Cllr RF supported this proposal, seconded by Cllr PS, with all in favour.</p>	
21/70	<p><b>Clerk's Report</b></p> <p>70.1 Parking in Wilcot</p>	

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	<p>A complaint had been received regarding increased parking in the village by barge owners, with a request for double yellow lines over the bridge. Clerk explained that the single white line has still not materialised after nearly three years and that double yellow lines are unlikely to be authorised by Wiltshire Council due to the legal ramifications and consequent expense of issuing Traffic Orders.</p> <p>In discussion, it appeared that parking quantity varies and is not necessarily due to canal users, as it can also get busy when the cricket green is in use. Clerk advised that any future action requested will need to be supported with photographic evidence of a problem.</p> <p>70.2 WILC48 A complaint had been received regarding insufficient available parking along WILC48. Although the parish council sympathises with those cottages which do not have any parking provision at all, it is noted that this is not part of the highway and that the residents must resolve any problems themselves.</p> <p>70.3 White Hart – to receive response from Wiltshire Council and agree action A reply had been received from Councillor Botterill and circulated to all councillors. It was noted that this reply did not respond to any of the points made by this parish council about Wiltshire Council’s handling of the matter and that Wiltshire Council appeared to be stating that they had no powers of enforcement at all, despite having led this parish council to believe otherwise for the last six years.</p> <p>It was therefore agreed to proceed with listing the beer cellar with English Heritage on the assumption that the property is not under enforcement and for the Clerk to draft a response to Councillor Botterill’s letter.</p>	RK
21/71	<p><b>Exchange of information</b></p> <p>71.1 Forthcoming road closures had been published in the parish newsletter, copies of which were handed to councillors DN, KR, RF and DW for distribution.</p> <p>The B3087 Pewsey-Burbage road will be closed on 3<sup>rd</sup> and 4<sup>th</sup> September.</p> <p>The A345 from Oare to Marlborough will be closed on 7<sup>th</sup> and 8<sup>th</sup> September.</p>	

Planning Committee meetings will be held as required. All meetings will start at 19.30 unless otherwise advertised.

**Provisional dates and times of next meetings 2021/2022**

Tuesday 14 <sup>th</sup> September 2021	Oare
Tuesday 9 <sup>th</sup> November 2021 – budget	Wilcot
Tuesday 11 <sup>th</sup> January 2022 - precept	Oare
Tuesday 15 <sup>th</sup> March 2022	Wilcot
Tuesday 17 <sup>th</sup> May 2022 – Annual Parish Meeting to be followed by the Annual Meeting of the Parish Council	Oare

Meeting closed at 9.00pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_