BROAD CHALKE PARISH COUNCIL

Minutes of the 1039th Meeting of the

Broad Chalke Parish Council

held at Broad Chalke Village Hall

Wednesday 11 August 2021 at 7.00pm

ATTENDANCE

Mr T Hitchings (Chairman)

Mr S Carter

Mr E Fry

Mr S Dawes

Mrs E Richter

Mr W Senior and Mr J Senior were in attendance as observers.

Wiltshire Councillor Nabil Najjar was present for the first half of the meeting.

The Clerk, Mr C Rothwell was in attendance.

**Introduction by the Chairman** covering meeting protocol and arrangements for enabling councillors and members of the public to speak.

Members of the public are reminded that the Council cannot make any decisions on matters that do not appear on the agenda. If members of the public have questions about matters not on the agenda, they are requested to contact the Clerk outside of the meeting.

1. **War Memorial Lime Trees.** A visual inspection was undertaken and recorded.
2. **To receive apologies for absence.** Apologies were received from Mr J Allison, Mr M Pickford, Mr C Sylvan, and Mr T Cave-Gibbs
3. **To record declarations of interest from Members regarding items on the Agenda.**

There were none.

1. **Chairman’s Announcements**.

The Chairman introduced William and James Senior, attending to learn more about the process of Parish Council work.

1. **To approve the Minutes of the Meeting held on 14 July 2021 as a true and accurate record**. Agreed
2. **Matters Arising from the July 2021 Minutes**.

**Email Signatories.** The Clerk reminded councillors to complete automated signatory and disclaimer as agreed at the May meeting.

**Longbridge standing water:** The Chairman reported that since the attendance of what was assumed to be the vactor tanker from Wiltshire Council, standing water had largely dissipated. It was also noted that the MyWilts App is the only way for issues to be logged with Wiltshire Council. Councillor Dawes has set up a Parish council account and will forward details to councillors.

1. **To receive report from Wiltshire Councillor Nabil Najjar.**

Councillor Najjar again congratulated the Council on the successful Referendum outcome on the Neighbourhood Plan. He reassured the Council that he would hold Wiltshire Council planners to the Broad Chalke Plan.

Councillor Najjar briefed the Council on priorities at Wiltshire Council and on the focus on Economic Development work to help rebuild business out of the pandemic.

He also mentioned the opportunities for grants through the Area Board that next meets on 15 September. The Chairman expressed an interest in the funding for finger posts and Rights of Way. The Clerk to forward information to the Chairman again.

Councillor Najjar also brought to the attention of the Meeting the development proposal on the Tisbury Station Site. Whilst it may not directly impact on Broad Chalke there are neighbouring Parish concerns about the increase in traffic movements on the country roads.

Councillor Carter raised question on infrastructure funds and Councillor Najjar identified that SIL and S106 developer contributions are negotiated to fund improvements.

The preparation of the Wiltshire Local Plan 2026-2036 was discussed as queries had been raised last meeting. Councillor Najjar expects a consultation draft in Q4/Q1. He emphasised that there is a focus on building more housing to meet Government targets.

The Chairman thanked Councillor Najjar for the update and his attendance,

1. **Neighbourhood Plan and National Planning Policy Framework.**

The Clerk had circulated the handover notesthat Mr Truluck had prepared and reminded the Council that responsibility to action, monitor and review the Plan now lays with the Council. Support will be needed from the Neighbourhood Plan Team and the knowledge and experience they have gained through the process. The Clerk recommended that a Parish Council Working Group be established to take responsibility for the Neighbourhood Plan and to report back into Full Council.

The Clerk also briefed the Council that since the Referendum on the NP a new National Planning Policy Framework has come out. This will eventually form the basis of a new Planning Bill. The Broad Chalke NP is based on the forerunner to the July 2021 NPPF, but there are changes in the new framework that we need to be aware of in preparing the new plan for 2026 onwards. The bottom line is that it is a framework to help in the delivery of the new house building requirements.

Some of the key messages are:

*It requires NP’s to ‘give particular consideration to opportunities for allocating small and medium size sites’ for housing, replacing the previous terminology of ‘consider’ (para 70).*

*NP groups are expected to play an important role in improving design…setting a clear design vision and expectation. Design policies should be developed with local communities (para 127).*

*At Paragraph 131 the NPPF states that ‘…trees make an important contribution…helping to mitigate climate change. Planning Policies and decisions should ensure that new streets are tree lined.’*

*It also identifies (para 126) ‘…the creation of high quality, beautiful and sustainable buildings and places.’. But there is no definition of beautiful!*

As far as the Broad Chalke Neighbourhood Plan, the Clerk advised the Council that there are some Plan Actions that the Council now need to put in hand. Most noticeably:

Action 2 and Low Lane footpath improvements

Action 4 Flood Plan

There followed some discussion on Action 2, in that the Council had previously resolved not to undertake any works due to costs, but now in the approved Plan needs to be considered again. The Council needs a better understanding as to the origins of the Action and the priority it should then place, balanced against other ROW and access works and the cost/benefit. This to be raised with Ashley and the Plan Team.

The Clerk reiterated his recommendation for a Working Group to deal with planning aspects of the Council’s work.

1. **Parish Council Priorities.**

The Meeting undertook a brief review and update on Priorities, but with a high number of apologies again it was not possible to review all areas.

Of particular note were:

* The need to add in the NP Actions to the Council Priorities
* The need to consider capital replacement when setting the Precept for 2021/2022. Bus shelters and playground being the most significant potential costs.
* The inclusion of (CONFIDENTIAL REPORT) in the Emergency Plan
* Councillor Richter updated on some actions on the Council’s Climate Change/Carbon Neutral priority and linking in with Wiltshire Council as well as learning from other parishes. The thinking is that we establish a Community Environmental Plan.
* Rights of Way. The Chairman to establish the inspection schedule (post on Teams) and to look at the grants available. There was significant discussion on the condition of some ROW/Bridleways and the need to hold landowners to account for keeping them open and accessible. Suggestion of a landownership map to make identification of responsibility easier.
* Queens Platinum Jubilee. Consideration of Beacon lighting. Councillor Richter to attend meeting in September with other community groups.
* Crystal Clear Ebble. Councillor Carter has had further meeting with AONB reps and will look to get some community awareness through our social media channels, particularly on the monitoring App.

1. **To receive Finance Report from the Clerk**

Balance at Lloyds Bank £14,788.33.

Payments since last meeting: Groundsman £273.90; QHI £1,143.00 for the Council’s contribution for SID; Mr T Hitchings £23.09 for security chain and lock for SID.

1. **To receive report on highways and drainage.**

Mr Fry reported on meetings with the Parish Steward.

1. **To receive any Planning applications.**

The Clerk reminded the Meeting that all applications need to be judged against the newly adopted Neighbourhood Plan.

* PL/2021/06943 & PL/2021/07517: Chapel Cottage, North Street. Garden Room and alterations. No objection.

PL/2021/04347: 2 Stoke Farthing Courtyard. Amendment to development description. The Council had previously submitted no objections subject to the development not being sold as a separate home. In looking at the revised submission, it was noted that this had been received by the Clerk on 26 July but that Wiltshire Council had determined and approved the application today, 11 August which appeared very little time for proper review. The approval of the application was a concern to the Council as it felt a precedent could be being set for agricultural land change in use and lead to development. The Clerk to submit response to Wiltshire.

**15. Date of Next Meeting.** 8 September 2021

The Meeting closed at 8.47pm