BROAD CHALKE PARISH COUNCIL

Minutes of the 1060th Meeting of the

Broad Chalke Parish Council

held at the Village Hall, Broad Chalke on

Wednesday 9th August 2023 at 7:00 p.m.

ATTENDANCE

Mr T Hitchings (Chairman)

Mr M Altham

Mr T Kimber

Mrs E Richter

Mr J Alison

Mr M Roe was in attendance for item 7. The Clerk, Mr C Rothwell, was in attendance.

1. To receive apologies for absence. Mr M Pickford, Mr S Dawes, Mr S Carter, Mr E Fry.
2. To record Declarations of Interest. There were none.
3. Chairman’s announcements. None
4. Minutes of the previous meeting

The Minutes of the July 2023 meeting were accepted as a true record.

1. Matters arising
   1. Low Lane Footpath. The Clerk updated the meeting on the inspection and clean of the highways drains by Wiltshire Council but that runoff from High Lane, both east and west, is tracking down the track and pooling where the footpath works stopped.

The Clerk has met with Boswell Bros on site and agreed, subject to cost, regrading of the track to allow run off water to naturally escape. If this does not achieve the desired result some further drainage infrastructure may be the next stage.

1. Report from Wiltshire Councillor Najjar

None.

The Clerk has received emails from Cllr Najjar on the highway potholes issues raised.

1. To receive update on Council Asset

Mr Roe gave a summary of the origins, ownership, use and income that has previously been derived by the Broad Chalke Community Fund (previously the Poor’s Charity) from the remaining Poor Patch in Council ownership.

Mr Roe is one of the Trustees of the Broad Chalke Community Fund that administers the Community Fund assets on behalf of the Council for Broad Chalke benefit.

The remaining Poor Patch, which is located along Church bottom, has until recently been rented by a local landowner and used for the purpose of a commercial game shoot. This activity has now ceased, and the landowner has no requirement to lease the land.

Mr Roe has identified that the Wiltshire Wildlife Trust (WWT) may have an interest in purchasing the land (which is assessed at c 8.5 acres) as it adjoins another site that they manage.

The Council discussed what options may be available to it and recognised that as the land is part of a SSSI and unproductive, it is likely to be of interest to only a limited market.

The Council agreed that, subject to a land valuation being undertaken, and legal checks being made as to what considerations the Council need to take, sale of the asset is the appropriate course of action and that funds derived from a sale are maintained in community benefit by the Broad Chalke Community Fund.

Mr Roe advised the Council that WWT are governed by Charity Law. They have indicated that they would be happy to arrange a land valuation and, subject to the outcome of this, purchase the land for the valuation amount, and fund the cost of the valuation.

The Clerk advised the Council of its statutory responsibilities to achieve Best Value which would equally apply in the sale of its assets and a requirement to maximise the return received.

It was agreed that Mr Roe talk further with WWT and arrange a valuation at the same time he would contact neighbouring landowners, so they are aware of the Council’s position and intentions and to ascertain if they are interested in acquiring the land.

The Clerk advised that Standing Orders of the Council should be checked, and he would seek advice from WALC as to disposal of a Council asset and any tax implications.

The Chairman thanked Mr Roe and the Trustees on the BCCF for their ongoing charitable support of Broad Chalke on behalf of the Council.

1. To agree arrangements for reporting to LHFIG and SWWAB on the speed assessment application submitted jointly with Bishopstone PC for the C12.

The Clerk summarised the position with the speeding initiative and that the joint application for a speed assessment has been submitted to LHFIG as required by Wiltshire Council.

The Clerk of Bishopstone PC is happy to attend LHFIG and present the application which, if successful would then be reported to SWWAB in September. The Chairman agreed to attend the SWWAB meeting to support the application.

The Clerk will discuss further with Bishopstone as to arrangements.

1. To consider the Council’s approach to review of the Broad Chalke Neighbourhood Plan

In view of councillor absences, discussion on this item was deferred. The Clerk did summarise his understanding of the funding available via the Neighbourhood Planning Support Programme and, in view of previous funding received, the Clerk’s reading of the criteria for eligibility would make it unlikely the Council would qualify for funding support.

In his absence, the Clerk mentioned that Cllr Carter had expressed an interest on being involved in the process but at this stage there is uncertainty as to just what process and rewrite is required. The Chairman felt it would be appropriate to schedule a discussion at a meeting later in the year and invite Ashley Trulock as representative of the original NP Team.

1. To receive update on behalf of the Friends of Broad Chalke Playground

Cllr Altham updated the Council on ongoing work he and the friends are undertaking.

There was discussion on the tendering approach required for a project of this scale as set out in the Council’s Financial Regulations, with an open advert inviting Expressions of Interest.

The Clerk and Cllr Altham to further consider.

1. To receive update on Chalke Valley Fete and Show.

19 August 1.00-4.00pm at the Chalke Valley Sports Centre.

1. To consider Planning applications

- PL/2023/01853 Butlers Farmhouse, South Street. No objection

- PL/2023/05952- Knapp Farmhouse, High Lane. No objection.

1. To receive Clerk’s update on the External Auditors review of the 2022/2023 AGAR.

The Clerk advised that some enquiries had been received from the External Auditor on the Council’s return and that a fuller written explanation of the variances from last year submitted. The Conclusion of Audit form has now been received and published on the Council’s website.

1. To receive Clerk’s update and Financial Report

The Clerk reported on balance in the bank of £16,927.77.

The Council agreed a S137 grant to Broad Chalke Cricket Club of £200 subject to their application to SWWAB being successful.

The Clerk reported on the discussions with the Chairman and Cllr Carter on renewal of the council’s insurance policy which has now been done at a cost for the year of £1336.26. The policy includes an uplift of 15% in the valuation of buildings.

There being no further business the Meeting ended at 8.24pm