BROAD CHALKE PARISH COUNCIL

Minutes of the 1065th Meeting of the

Broad Chalke Parish Council

held at the Village Hall, Broad Chalke on

Wednesday 10 January 2024 at 7:00 p.m.

ATTENDANCE

Mr T Hitchings

M Pickford

Mr J Allison

Mr T Kimber

Mrs E Richter

Mr S Dawes

Mr M Altham

The Clerk, Mr C Rothwell was also in attendance. Ashley Truluck was in attendance for item 3.

1. To receive apologies for absence. E Fry and S Carter.
2. To record Declarations of Interest. Cllr T Hitchings declared a non-pecuniary interest in item 12 as a Trustee of DSAT.
3. Chairman’s announcements. The Chairman welcomed Ashley Truluck (AT) to the meeting. AT provided the Council with an update from his meetings with Wiltshire Councill (WC) and Place Studio Consultants on Local Plan (LP) and Neighbourhood Planning.

As regards the Local Plan, AT advised that WC had made significant strides towards its housing targets and was now able to meet 4.5 years of the 5-year supply requirement.

AT also advised that the National Planning Framework reinforced the benefits of Neighbourhood Planning.

AT stated that grant availability of up to £10,000 had been confirmed for the NP process subject to application being submitted and he had met with Place Studio Consultants and provisionally booked their support for NP refresh work in 2024/25. AT advised that Grant information will be available April/May 2024. The Council supported this position subject to grant funding being received. A budget allocation of £4,000 has been made within the Special Precept that has been submitted by the Council for 2024/2025 Precept.

1. To approve the Minutes of the Meeting held on 13 December 2023. Agreed.
2. Matters Arising. The Clerk reported that a letter had been sent from the Chairman to the Queens Head Management about the Beer Garden and why the Council had submitted objection to removal of temporary permission.

It was disappointing to note that Wiltshire Council had approved the application anyway and representations were made to Wiltshire Councillor Nabil Najjar as it appears to the Council that Wiltshire Council disregard the Councils’ views!

1. To receive update from Wiltshire Councillor N Najjar. NN updated on WC’s work preparing the 2024/25 Budget which needs to be approved in the next couple of months. NN advised that WC are in a good financial position with significant capital reserves and a solid Treasury Management Plan.

NN also updated on WC’s support to local initiatives through Area Board grants; and that the Explore Wilts App is going well.

NN then received questions from the Council in particular on planning matters and the state of roads in the valley.

The Chairman raised concern about the ongoing delays on approval for the affordable housing. NN to raise with Planning Officer and revert.

1. To confirm arrangements for appointment of Parish Council representatives as Trustees for the Broad Chalke Community Fund (BCCF).

The Clerk reported on his meetings with Michael Roe on various matters linked to the BCCF.

As regards formalising Parish Council appointments, it has been proposed that this takes place at the Annual Council Meeting each year. One of the 3 Council appointments would step down each year but is eligible to stand again. The current Trustees are:

Michael Roe, Damon Johns and Sue Fry as Parish Council appointees

Hilary Brown as PCC appointee

The Rector.

Trustees serve a 4-year term.

Michael Roe will step down this year but is eligible for reappointment. The Council agreed this approach with the addition that it would help to have at least 3 months’ notice if any Trustee did not wish to stand again.

The Terms of Reference of the BCCF are set out in the Charity Commission’s Scheme dated 21st June 1990.

1. To receive a report on the new Sports ground Lease negotiations.

**The Clerk briefed the meeting on the further discussions that have taken place, with Michael Roe as representative of BCCF and with Trethowans, the solicitors acting for the Jeans family.**

**BCCF discussions had taken place following a query raised as to any relationship and link between the Sports Ground Lease and the Lease for Chalk Pyt Poor Patch. Following further research, an Order from the Charity Commission dated 21 June 1990 identifies that ownership of Chalk Pyt Poor Patch is vested in BCCF.**

**This further research has also secured a copy of an Agreement dated 12th March 1991 between the then Trustees of the Broad Chalke Poor’s Charity (later to become the BCCF) and John G Jeans and Elisabeth M Jeans, for Chalk Pyt Poor Patch.**

**This further research and documentation give clarity as to ownership of the Poor Patches with BCCF, with Title vested with the Official Guardian of Charities, and that there is no direct link between Chalk Pyt Poor Patch and the land leased as the Sports Ground from the Jeans family. This enables the Parish Council to proceed with entering into a new Lease unfettered by any tie in of the BCCF.**

**That being said, the Clerk emphasised to the Council the rights being given up by signing of the Draft Lease. In agreeing to this new Lease for 15 years, the Council would be giving up important legal rights as follows:**

**- the Council will have no right to stay in the premises when the lease ends**

**- Unless the landlord chooses to offer the Council another lease, the premises will have to be vacated**

**- the Council will be unable to claim compensation for the loss of premises,**

**- if the landlord offers another lease, the Council will have no right to ask the court to fix the rent (currently one peppercorn).**

**The Clerk wanted the Council to be clear that this lease provides significantly reduced rights and benefits, but it is what is being offered. In fact, the original drafting provided for only 5 years and no inclusive drafting to initiate review and discussion 5 years in advance of the end date. The revised draft lease is for 15 years with the review clause included.**

**At this current time, a new lease is being driven by the offer of Lottery funding for the new Playground which could see Project delivery and total grants in excess of £120,000, and that the Lottery requires confirmed security of tenure prior to any funding award.**

**Following discussion, it was proposed by Cllr M Altham and seconded by Cllr J Allison that the Clerk be authorised to sign the lease on behalf of Broad Chalke Parish Council. This also included the Clerk being authorised to sign the Simple Declaration for the 1954 Contracting out procedure.**

**This was put to the vote and unanimously supported.**

**The Clerk advised that a 14-day period is required from the date of service of the Notice before the Lease can be signed. The Notice was served on 4th January 2024.**

1. To receive an update on Broad Chalke Community Fund assets.

The discussions and research explained above in relation to the ownership of the remaining Poor Patches in Broad Chalke, clarity has been secured through the Order and Scheme of the Charity Commission dated 21 June 1990 that the BCCF and not the Parish Council is owner of the Poor Patches, **with Title vested with the Official Guardian of Charities.**

Michael Roe is now progressing arrangements for sale of Manor Farm Poor Patch. This requires approval of the Charity Commission. Once this is secured negotiations can be entered into with interested parties.

1. To receive update from Friends of Broad Chalke Playground

Cllr Altham provided an update on financial position, funding, and contractor negotiations.

£46,000 has been transferred from the FofBCP notice account into FofBCP current account in anticipation of contract award and deposit payment.

Once the Sports ground lease is signed this will be sent to the Lottery Fund as this is the last outstanding piece of information they require. The expectation is that the application will be put to the Awarding Panel towards end of February. There is a high level of confidence that there will be an award which could see total funding secured at up to £126,000. This figure includes £10,000 contingency on top of s total project of some £116,000 (new playground plus ancillary works).

Cash flow will be critical as the Council has previously discussed, with VAT reclaim a significant element in the jigsaw.

Cllr Altham advised the Council that the Friends have a preferred contractor. The Clerk advised that the Council need to formally authorise award of contract. This would not take place until funding is confirmed. A special meeting may be required if the timing is not within the Council’s meeting cycle.

1. Update on Speeding Initiatives in the village.

**The Clerk reported that we are awaiting WC’s consultants to undertake the initial C12 speeding assessment. It had been advised that this would be in January.**

**SID Location. The Chairman reported this has now been located on South Street monitoring eastbound vehicles.**

1. ****To receive information from DSAT on 2024/2025 Admission Policy for Broad Chalke School****

**The Clerk had received letter from the Chief Executive of the Diocese of Salisbury Academy Trust (DSAT) explaining that the Trust operates a single Admission Policy across all of the Trust’s schools, and this was applicable to Broad Chalke school following its admission into the Trust in December last year.**

**The Trust is required to consult periodically and is doing so on the Admissions Policy for 2025/2026 following additional schools joining the Trust.**

**It is understood that, for Broad Chalke residents, children remain in the catchment for Broad Chalke School and so there is no adverse effect of the Policy on Broad Chalke families who choose to attend Broad Chalke school.**

**The Chairman reminded the Council that he is a Trustee of DSAT and invited residents to contact him if they had any questions. The consultation runs until 29 January 2024.**

1. ****To discuss the Neighbourhood Plan refresh.****

**The Clerk has had correspondence with Ashley as to the approach around ambition that might be set out in the updated Plan to 2036. This needs further discussion but there was general agreement by the Council that new priorities and Actions are key, and these should look at the green energy agenda, housing, transport, and health service provision as a starter.**

**There also needs to be careful consideration of how to continue the ‘bottom up’ approach so that the village is ‘invested’ in the process and the final Plan.**

**The Clerk and Cllr Carter are meeting with Ashley next week to progress initial discussions. The Chairman asked for a report back.**

1. ****To receive report on Dark Skies Initiative****

**The Clerk reported that this will take place at the Sports Centre on Friday 9 February. It is free but essential to book. Details in the January Broadsheet.**

1. Councillor reports on Priorities Cllr Dawes reminded councillors on data protection and good housekeeping on emails.
2. ****Finance Report.** Balance of funds in the bank were £21,263.25 this includes some reserves for Low Lane and grant commitment of £4,800 to the friends of Broad Chalke playground.**

**The Clerk had circulated Budget for 2024/25. For clarity, the figures under Special Precept are indicative amounts against the three major projects of Playground; Speeding Initiative; Neighbourhood Plan.**

1. Planning Applications. There was support to PL2023/10722- Demolition of wooden sheds and erection of steel framed building at the Cress Beds.

There being no further business the Meeting ended at 8.50pm