BROAD CHALKE PARISH COUNCIL

Minutes of the 1044th Meeting of the

Broad Chalke Parish Council

held at Broad Chalke Village Hall

Wednesday 12 January 2022 at 7.00pm

ATTENDANCE

Mr T Hitchings (Chairman)

Mr M Pickford (Vice Chairman)

Mr E Fry

Mr S Dawes

Mr J Allison

Mr T Cave-Gibbs

Mr C Sylvan via Teams

Ashley Truluck, Mr I Sutton, Mrs L Wiltshire, Mr A Wiltshire and Mrs H Bell were in attendance.

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. **To receive apologies for absence.** Apologies were received from Mr S Carter, Mrs E Richter and Councillor N Najjar.
2. **To record declarations of interest from Members regarding items on the Agenda.**

The Chairman declared interest in item 16 point 1.

**3 Chairman’s Announcements**.

The Chairman sought approval from the meeting to take item 16 point 1 at the start of the meeting. This was agreed (the Minutes record this at Item 16).

1. T**o approve the Minutes of the Meeting held on 8 December 2021 as a true and accurate record**. Agreed
2. **Matters Arising from the November 2021 Minutes**.

Contact details for the property on Bulls Lane reference the overhanging Hedge were supplied to the Clerk for follow up.

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

In Councillor Najjar’s absence the Clerk briefed the meeting on the proposed Chalke Valley Speed Working Group. It was agreed that Mr Pickford and Mr Fry would be put forward as the Council’s representatives (Mr Pickford would only be able to attend meetings outside working hours). The Chairman to be a reserve and to be the the link with CATG.

The Clerk to write to Councillor Najjar with this information.

1. **To receive report on correspondence from HMRC.**

The Clerk advised the Council that he had received letter from HMRC stating that ’… *any liabilities that are owing on your account have now been vacated’.*

The Clerk confirmed that he would now complete self-assessment tax return for the provision of professional services to Broad Chalke Parish Council for 2020-21.

This was agreed by the Council.

1. **To receive update of South Street Trees**

The Chairman reported that he had spoken to Mr A Mann who was adamant that the trees along the bank by Bena Cottage are not in his ownership. There is therefore considerable uncertainty as to responsibility and a question as to whether it is Common Land.

The approach agreed is to raise with Highways at Wiltshire Council as the trees run alongside South Street and the Byway.

Clerk to draft a letter.

1. **To receive update on Emergency Plan**

The Clerk briefed the meeting on the review of the EP undertaken by Nicki Tinkler and the Clerk. The updates to include the establishment of a Core Group; establishing a Communications Protocol; and including a process of generic actions of the Core Group in the event of an emergency or potential emergency.

Bowerchalke Parish Clerk had been updated on the amendments, and the proposal to have separate village coordinators rather than one overseeing both. As yet no feedback from Bowerchalke.

The meeting discussed the composition of the Core Group and agreed Mr Pickford to be the Council’s nominated person together with Mrs Tinkler and the Clerk.

1. **To receive report on Low Lane funding**

The Clerk thanked Ashley Truluck for his input into the grant application sent to the Chalke & Chase Landscape Partnership for £5,000 towards the up to £20,000 project costs. Emphasis of the grant application being access and landscape. Nothing further heard at this stage.

The Clerk had also approached CATG on funding. Officer response back not overly encouraging and recommendation that approach be made to the Portfolio Holder Councillor Mrs B Wayman.

It was agreed that Ashley to work up an appropriate Project document emphasising the highways safety priority of the project. The Clerk then to use in the approach to Cllr Wayman.

In view of the initial Highways response, the Clerk has also written to the Rights of Way Officer for his advice on funding.

1. **To consider celebrations for the Queens Platinum Jubilee in June 2022**

The Clerk reported on the conversations he had had with Janet Roe on thoughts for Jubilee Weekend Events (Thursday 2 June to Sunday 5 June). Janet was looking at a Picnic service on the Sunday at a suitable venue in the village. She would also like to arrange a Beacon lighting at Hut Lodge as part of the National campaign as had taken place on the last jubilee.

In the absence of Mrs Richter at the meeting the Clerk was not able to update further on any other village initiatives.

Ashley Truluck was able to advise the Council on the recently announced National Events for the Jubilee weekend/Jubilee month and reported on his meeting with Janet and others on some of the other activities including:

* 12 June Open Gardens
* Week of 20 June Chalke Valley History Festival
* Avenue of trees on Angus Mann’s land
* Coppice of trees to be planted by Andrew Jeans on land close to the existing Jubilee clump and near to the Queens Head Pub Garden.

There is a need for village coordination to ensure awareness of potential events and activities and Ashley volunteered to undertake this role. Need to check with Emma Richter as to awareness on any other plans.

1. **To receive update on replacement finger post on Causeway/South Street**

The Clerk reported on the successful grant application to SWWAB and funding of £656.60.

The Chairman to undertake the purchase of materials and construction of the new post. A PC Working Party then to action removal and replacement once ready.

1. **To receive report from councillors on Priority Areas**

**Website:** Mr Dawes reported that, having reviewed document storage on the website there is no need to make any changes as documents are secure. Mr Dawes also reported that he will be circulating note to councillors so that the website can be updated with photos and info on Council members. There is also some further background info on the work of parish councils to be added.

**Playground**: Mr Cave-Gibbs reported on the site meeting he and the Clerk had with Playdale. Awaiting contact back on query on guarantees on existing. A second meeting later this month on possible schemes, with costs. Ashley Truluck mentioned he may be able to point the Council in direction of funding.

**Highways and Drainage:** Mr Fry has liaised with the Parish Steward (next visit 1 & 2 Feb). He will take up the High Road gulley blockage again as this continues to be an issue on a dangerous part of the High Road. The standing water has also reappeared at Causeway/South St. The Clerk to take an initial look to clear blocked road drain otherwise to take up with Mr Jowett.

**Rights of Way:** The meeting discussed the issue of gated and vehicle impediment to Footpath Number 43 that links Chapel Lane with High Lane and can force people to have to walk around the dangerous corner. This matter is a continuing issue, and it was resolved that an initial letter be sent reminding the property owners of the Right of Way and that it should be maintained accessible. The Council’s view is that this requires gate to remain open and sufficient room for a pushchair to pass.

1. **To receive information on proposed village fete**

The Clerk reported on the desire to resurrect the Village Fete. Sara Moss is looking to get a small organising Group together and had put article in the Broad Sheet to seek interest. The Chairman and the Clerk had expressed willingness to assist.

1. **To receive Finance Report**

The Clerk reported that balance of funds in the bank is £12,702. This includes donation from the Chalke Valley History Festival of £500 for the footpath project.

1. **Planning Matters**
2. **Presentation from Mr Ian Sutton on proposed planning application, High Lane**

The Chairman, having declared a pecuniary interest in accordance with Council Standing Order 13 and the Council’s Code of Conduct, summarised the nature of this interest. As joint owner, with family members, of the plot of land under consideration, the Chairman advised that the Hitchings family have an agreement with Mr Sutton for him to purchase the land if there is a successful planning application.

The Chairman then handed the Chair of the meeting to Mr Pickford.

Mr Pickford outlined to the meeting the purpose of the presentation from Mr Sutton. There is no planning application at this time so there is no decision of the Council arising at this point.

It was also noted that a document had been circulated in advance of the meeting to Council members by Andrew and Liz Wiltshire. This document had been produced by CPL Architecture on their behalf and is based on initial information following concept drawings and informal discussions with Mr Sutton. It is not a response to a planning application as there is no application at this stage.

Mr Pickford invited Mr Sutton to outline his plans to the Council. These are summarised in the document and plan Mr Sutton circulated to the meeting.

Mr Sutton briefly set out the proposal and that, following informal conversations with neighbouring property owners, a number of modifications had been made to the outline plans now presented to the Council. Mr Sutton also advised the Council that Mr and Mrs Hatt-Cook had no objection to the outline proposals.

The Chairman (Mr Pickford) invited comments/questions from the Council.

Mr Alison referred to the Neighbourhood Plan and the time and consideration given through its development and approval, to establish clear principles for development in the village and that, whilst the concept proposals look pretty good, the land falls outside the current settlement boundary and consequently are a concern.

Mr Pickford commented that, whilst there is no reason why people in general would not like the proposed design, it is not in accordance with the Council’s Policy set out in the Neighbourhood Plan and for this reason is probably not supportable by the Council.

The Chairman (Mr Pickford) then invited Ashley Truluck on behalf of the Neighbourhood Planning Team to comment on this specific aspect.

Mr Truluck referred to three specific strands:

1. Operational: The proposed development site is outside the current settlement boundary. There is no grey area to this as it is an agreed boundary line with Wiltshire Council and agreed by the village through the Neighbourhood Plan Referendum process. Any development outside this boundary would be in breach of agreed PC and Wilts Council policy. The family and personal connections to the village are recognised and understood, but in planning terms are not relevant to any decision should an application come forward.
2. Strategic: The Neighbourhood Plan is Broad Chalke’s agreed policy on many matters, including housing development, to 2026. Nabil Najjar (Local Government representative) had warned the PC at a previous meeting that further pressure for housing development was on its way and that the only defence that rural communities had against this was a fully agreed and rigorously enforced Neighbourhood Plan (NP). Ashley Truluck reiterated that the need for the PCs to stand firmly behind their Neighbourhood and its Plan, particularly with regard to early test cases such as this.
3. Historical. High Lane had been subject to more housing development than any other street in Broad Chalke (\*1) and has become a rat-run for through traffic in the past decade. Unless checked, it was fast developing into urban-type ribbon development (as the need for a Low Lane footpath demonstrates), and the addition of a further development at the rural end of the Lane would only exacerbate this trend.

Mr Pickford thanked Mr Sutton for providing the Council with an early overview of his thinking. It is down to him and the landowners as to whether a planning application is made but the view of the Council for development outside the current Settlement Boundary is likely to be one that is not supportive of such proposals. This can only be formally resolved when considering an application.

*(\*1) This was highlighted at the Meeting but later noted that The Causeway as been subject to the most new build development in the past 10 years.*

1. **PL/2021/11866: Tree work in conservation area, Orchard Bank, South Street**

No Objection.

**Date of Next Meeting.** 9 February 2022

The Meeting closed at 8.40 pm