

AGENDA OF THE BRINKWORTH PARISH COUNCIL MEETING

TO BE HELD AT 7.00PM ON MONDAY 5th SEPTEMBER 2016

Dated: 30th August 2016

To: Members of the Brinkworth Parish Council

You are hereby summoned to attend a meeting of the Parish Council in the Village Hall on Monday 5th September at 7pm (as is normal in summer months, please meet in the cemetery at 6.30 pm), for the purpose of considering and resolving upon the business to be transacted at the meeting as set out hereunder.

Members of the public wishing to address the Council are invited to do so during the first ten minutes of this Meeting

1. Question & Answer session (for 10 minutes)

1.1. 15/09506 (Ashbury, Stoppers Hill planning appeal)

2. Apologies for absence

3. Declaration of Acceptance of Office for Robin Cope

4. Declaration of interest on agenda items

5. To confirm the following Parish Council Minutes:

5.1. Meeting held on 18th July 2016

6. Matters arising from previous minutes

7. Highways

7.1. Callow Hill-official comments requested by Martin Rose regarding proposed improvements.

7.2. Water leak update at Shoemaker Lane – see note 'a'.

7.3. Dropped Kerb at end of Barnes Green – see note 'b'.

7.3. Parish Emergency Assistance Scheme – see note 'c'.

7.4. Wood Lane/B4042 road junction-hedge cutting quote.

7.5. Callow Hill bus stop shelter quote to replace glass with polycarbonate.

8. Planning

8.1 To discuss and vote on the following planning applications:

8.1.1. **16/05988/FUL** – Pittsland Farm, Callow Hill. SN15 5DZ. **Proposal:** Silage clamp and associated dirty water lagoon.

8.1.2. **16/07211/FUL** – 2 The Common, Brinkworth. SN15 5DT. **Proposal:** Alterations & extension.

8.1.3. **16/07622/OUT** – Grayways, Barnes Green, Brinkworth. SN15 5AQ. **Proposal:** Outline application for the demolition of existing dwelling and erection of 4 dwellings with access.

8.1.4. **16/05742/FUL** – Upper Sundays Hill Farm, Sundays Hill, Brinkworth. SN15 5AS **Proposal:** Amended plans for replacement of existing pole barn with a new steel frame agricultural building for storage of farm implements.

8.2. Planning Decisions from Wiltshire Council:

8.2.1. **16/01796/FUL** – Snells Farm, Trow Lane. SN15 4DP. **Proposal:** Change of Use to Equestrian & Construction of Equestrian

Decision: Approve with Conditions - *see note 'd'*.

8.2.2. **16/03128/FUL** - Part OS Wilts Plot 4834 The Street, Brinkworth. SN15 5AF. **Proposal:** Change of Use, alterations to existing access & creation of Village Hall Car Park (renewal).

Decision: Approve with Conditions - *see note 'e'*.

8.2.3. **16/03891/FUL** - Oxleaze Farm Callow Hill Brinkworth. SN15 5FD. **Proposal:** Erection of a Permanent Rural Workers Dwelling.

Decision: Refuse – *see note 'f'*.

8.2.4. **16/05193/FUL** - Park Farm Braydon. SN5 0AQ. **Proposal:** Demolish the existing agricultural cubicle buildings and replace them with a new steel frame building as the existing buildings have fallen into a state of disrepair.

Decision: Approve with Conditions - *see note 'g'*.

8.2.5. **16/03139/CLE** - Manson Green Sundays Hill, Brinkworth. SN15 5AS **Proposal:** Certificate of Lawfulness for existing Use of residential dwelling.

Decision: Approve

9. Enforcement Issues/Appeals/Concerns/Queries

9.1. White's Farm - *see note 'h'*.

9.2. Callow Park - *see note 'i'*.

10. Flooding

11. Village Hall and Village Hall Car Park

12. Recreation Field

12.1. ROSPA inspection is booked for September at an estimated cost of £108 (Inc. VAT).

12.2. Butterfly Seesaw repair – quote for 2 handles (as they come as a pair) received £61.50 + VAT for supply of handles.

12.3. Smoke free signage can possibly be obtained for The Rec (and for the brick bus shelter) if required.

12.4. Brinkworth Sports & Heritage Society have requested permission for the recreation ground to be used on Saturday 5th November, for the annual bonfire and fireworks display.

12.5. An update is needed for the emergency contact details board located the Rec.

13. Cemetery/Churchyard/Church

13.1. Quotes for 9 Table Top Tombs repairs in Churchyard.

13.2. Quote for Hedge laying and Fencing next to Public Footpath between St Michaels Close/Cemetery.

13.3. Ash Tree Damaging the Cemetery Wall – *see note 'j'*.

13.4. Cemetery needs a general tidy up – look at setting up a working party to do this.

14. Correspondence

14.1. Richard Sewell in WCC planning regarding redacted financial information - *see note 'k'*.

14.2. Stuart Read sent an email regarding a party in York Lane, this was also sent to James Gray MP and the Rural Police - *see note 'l'*.

15. Training

15.1. WALC (town planning from the Local Council Perspective) – *see note 'm'*.

15.2. WALC (New Clerk Training) – *see note 'n'*

16. Website update – *see note 'o'*.

17. Railway Bridge alterations update

18. Register of Interests update – *see note 'p'*.

19. Finance

19.1. Invoices for payment (pre-approved expenses):

19.1.1. Tim Wadsworth (cleaning of glass bus shelters) - £120.00

19.1.2. Tim Cowley (repairs on play equipment at the Rec) – £273.80

19.1.3. Sutton Benger Parish council (councillor training) - £60.96

19.1.4. Wiltshire Council (contribution to The Causeway road marking improvements) - £400.00

19.1.5. Vouchers for outgoing Clerk Gill Holdsworth - £50.00

19.2. Invoices for approval:

19.2.1. British Gas (electricity for the Rec-actual read) - £72.14

19.2.2. Wicksteed (pair of handles for butterfly seesaw) - £73.80

19.2.3. WALC – Planning training – dependant on numbers (£114.00 per applicant)

19.2.4. WALC – New Clerk training - £54.00

20 Other matters (for discussion only)

Note 'a'

There have been ongoing issues with water leaks in the Shoemaker Lane/Barnes Green area. Councillor Cope will give a verbal update.

Note 'b'

Rob Walker has reported that the dropped kerb outside his house is flooding. He has raised this issue with WCC however, WCC say that it does not meet their intervention levels.



Note 'c'

The PEAS 2016/2017 requires the Parish Council to collect any supplies requested (sand, salt etc.), as deliveries will not be made this year. Form needs to be completed and submitted by the end of September.

Note 'd'

No portable buildings, van bodies, trailers, vehicles or other structures used for storage, shelter, rest or refreshment, shall be stationed on the site without the prior approval in writing of the Local Planning Authority.

Prior to the commencement of the development, the following information shall be submitted to, and approved in writing, by the local planning authority: cabb882-b025-44c5-932e-a1f857f0626c.doc a) Details of facilities for the storage of manure. b) Arrangements for the removal of manure. c) Details of surface water drainage from the site. The development shall be implemented in accordance with the approved

Note 'e'

The development hereby permitted shall not be brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel) The access shall be maintained as such thereafter

No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres d52004ce-2e59-4c40-867e-22706bf146a9.doc back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 43 metres to the West and 43 metres to the East from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway

Any gates shall be set back at least 4.5 metres from the edge of the carriageway, such gates to open inwards only.

The gradient of the access way shall not at any point be steeper than 1:15 for a distance of 4.5 metres from its junction with the public highway

No part of the development hereby permitted shall be brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

The entrance must have a minimum width of 5 metres to enable two cars to pass.

Prior to the commencement of development, a management plan for the use and operation of the car park in conjunction with the use of the village hall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be operated at all future times in conjunction with the approved management plan unless otherwise approved in writing by the Local Planning Authority

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details

prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

Note 'f'

The proposal is outside a defined framework boundary, in the open countryside and given the scale, character and form of the proposed dwelling, fails to demonstrate the functional requirement that supports the essential need for the creation of a permanent agricultural workers dwelling. Therefore the proposed development is contrary to paragraph 55 of the NPPF, Core Policies 1, 2 and 48 of the adopted Wiltshire Core Strategy 2015 and saved Policy H4 (i) of the North Wiltshire Local Plan 2011.

The proposed dwelling, by virtue of its substantial scale, design detail and layout together with the proposed detached double garage and residential curtilage, would increase the value of the property beyond the means of those employed in agriculture and would therefore undermine the objective of ensuring the retention of the dwelling for its intended purpose of occupancy by an agricultural worker. The imposition of a condition restricting occupancy would thereby be unenforceable and therefore be contrary to the six tests contained in the Planning Practice Guidance. This would result in the creation of an isolated dwelling in the open countryside. The proposal would therefore be contrary to Core Policies 1, 2 & 48 of the Wiltshire Core Strategy and paragraph 55 of the National Planning Policy Framework and saved Policy H4 (i) 5c5a6ae6-437b-416d-8d21-d285a944e577.doc of the North Wiltshire Local Plan 2011.

The application with the dwelling being sited in an isolated and visually prominent position, entirely divorced and a significant distance away from the existing buildings on the farming unit, would have a detrimental impact on the landscape character, openness and visual amenity of the surrounding countryside. The proposal is therefore contrary to Core Policies 51(i, ii, iii, vi and viii) and 57 (i, iii, vi) and paragraphs 7, 14 and 17 of the NPPF.

The proposal site, being situated in an area of high/moderate surface water flood risk is considered contrary to both para 103 of the NPPF and Core Policy 67, both of which broadly look to ensure new development is located in sustainable locations that reduce potential flood risk.

Note 'g'

Park Farm – usual conditions (within 3 years and carried out in accordance with approved plans).

Note 'h'

White's Farm - Anne Murphy visited the site and discovered a major tipping operation taking place, so she referred the matter to Dean Thomas of the Waste and Minerals Team. Clerk has contacted Dean to ask for an update.

Fires have also been reported to WCC and Dean will chase this with environmental services.

Note 'i'

Callow Park - Chairman Threlfall has reported to Anne Murphy that conditions on the business park are not being adhered too, in particular the opening hours.

Note 'j'

Councillor Bristow has visited the cemetery with a tree surgeon (John Bletso) to visit the tree in the churchyard which is knocking down the wall. He considers that the tree needs to be felled if the wall is to survive. Quote is £475 + vat to fell, stack wood, chip brushwood.

Note 'k'

Email reply from Richard Sewell – *“The financial details are confidential and are not made available to the public I’m afraid. It is the role of the Council’s Agricultural Consultant to assess this information and to advise Planning Officers.”*

Note 'l'

“Last Saturday evening at around 6pm I was out in my back garden (Springwell House, Fritterswell) and noticed the sound of music being played. I was unaware of any event on at the recreation ground or anywhere else in the village and so assumed that it was a private function.

The noise persisted throughout the night (I was woken by it at least three times). At 5:30am on Sunday morning, I decided to go and trace the source (it was still on-going at that time). It was coming from a large marquee in the grounds of Mr Simon Grayley.

Upon returning home, I ‘phoned 101 to be told by the recorded message that it was not a matter for the police.

At 10:30 it was still going on and resolved to go back and attempt to remonstrate with Mr Grayley. He wasn’t there but the party appeared to be breaking up and cars were leaving the field where they had been parked overnight. It occurred to me that that even if the police were not interested in the nuisance caused by the noise, that they might be interested in the number of drunk drivers leaving York Lane at that time.

I reported it but apparently there were no available squad cars in the area.

I finally met Mr Grayley, yesterday evening and his attitude was that “these things happen”. “All the neighbours had been informed”. I told him I thought that it was unacceptable and inconsiderate in the extreme. I think any sane person would agree that it is not acceptable for literally dozens of people to be deprived of their right to a peaceful night’s sleep. I think it is also unacceptable for the police to ‘shrug their shoulders’.

It is quite often reported in the papers when people urinate in a public place. This is deemed a ‘nuisance’ and they are prosecuted by the police and fined. I think sixteen hours of loud music is a much more significant nuisance than being caught short in a public place and yet, for some reason, our highly praised police do not.

People that my wife has spoken to who were also disturbed by the racket have mentioned the unmistakable smell of drugs wafting over the valley.

No doubt all that can be done retrospectively is an official slap on the wrists for Mr Grayley but what I would really like to see is the police being made to take a more active role in such complaints.”

Note 'm'

Training is taking place on Wednesday 2nd November at Devizes Town Hall. So far Chairman Threlfall and Councillors Bradley and Cope have expressed an interest in attending. Cost is £95 + VAT (plus travelling) per delegate.

Note 'n'

Training is taking place on Thursday 27th October in Devizes. Cost is £45 + VAT (plus travelling).

Note 'o'

Quotes for website design and hosting have been obtained from 4 different companies as set out below:

<i>Company</i>	<i>Website set up cost</i>	<i>Gov.uk cost</i>	<i>Total set up</i>	<i>email cost (12)</i>	<i>Hosting cost</i>	<i>Total ongoing costs</i>	<i>Extras</i>	<i>Details</i>
Visionict	£ 500.00	£ 52.50	£ 552.50	£ 165.00	£ 125.00	£ 290.00		
Black Nova	£ 500.00	inc.	£ 500.00	inc.	£ 70.00	£ 70.00		
Compass Graphic Design	£1000-£4500	£62.00	£1062-£4562	inc.	£ 65.00	£ 96.00	£ 25.00	Disaster recovery fee
O'Brien Media	£ 1,057.50	?	£ 1,057.50	inc.	£ 210.00	£ 210.00 plus gov.uk fee		

Note 'p'

Register of interests – so far the Clerk has received notifications that Councillor Bradley has updated both land and employment details and that Councillor Cope has updated land details.

Clerk has printed out copies for completion by Councillors Bristow and Millard who do not have internet access.