

Berwick Bassett and Winterbourne Monkton Parish Council

Minutes of the meeting of the council held on Wednesday 6th October 2021 at 7.30pm.at St Mary Magdalene Church Winterbourne Monkton

Present: Cllr Mark Saunders (chair),
Cllr Colin Pattison, Cllr Helen Ramsay, Cllr Neil Kirk,
Cllr Ben Woodward

Mrs Janice Pattison (clerk)
Four members of the public

1. Apologies for absence

Cllr George-Perutz

2. Declaration of Interests

There were no declarations of interest

3. Questions from the public

The majority of the members of the public were concerned about aspects of the Community Hall development. They wished to point out that the number of houses permitted to be occupied before transfer of the Community Hall must be made had been reached and the hall must be transferred before any more houses may be sold. They advised the meeting that all houses were under offer. They raised a number of concerns that they considered should be rectified before the hall should be transferred to the Parish Council.

Resident A was particularly concerned about the height of the barn which was to have been a conversion but was completely rebuilt, the replacement of 'The Green' clearly shown on the original environmental impact report with the original plan which was to be reinforced grass for the car park and has now been covered in pale gravel, and the use of a stone to prevent vehicle access on the footpath adjacent to the car park rather than a bollard. Resident C confirmed objection to the use of gravel and both thought that the Parish Council should not accept the transfer of the hall until the gravel was removed. Cllr Pattison responded that there were a number of changes to the original planning permission including the change from grass to gravel. These were submitted under a separate planning application number. The application had been considered at a Parish Council Meeting at which a number of residents were in attendance and no objections were raised. The change from grass to gravel was not included in the list of amendments on the new application so was easily missed. The change was only indicated on the drawing accompanying the application... Making a complaint to Wiltshire Council Planning outlining residents concerns would prove difficult as no objections were raised by residents or the Parish Council when the changes were presented as a planning application..Cllr Saunders agreed to talk to the developers to see if anything could be done to change the appearance of the gravel Action Cllr Saunders

Resident C advised councillors that the Water Treatment Plant for the new development gave off a smell as well as other functional problems. The developers have allegedly addressed these although the smell is still evident. The Treatment plant handles all sewage waste from the properties in Old Dairy Lane, for a service charge.

Resident A advised councillors that the resurfacing of the lower part of Church Lane had only been partly done. After complaints from the Parish Council the Highways Engineers are returning to complete the job but the resident said that the markings were not complete. This will be raised with Wiltshire Council. Action Cllr Ramsay

Resident C asked for more information to be posted in the Parish Council website. He requested direct email addresses for each councillor and minutes to be posted for one meeting prior to the next meeting. The clerk advised that legal requirements were met but the provision of more information would be investigated

Resident C requested that the defibrillator currently at Rathgae House not be moved to The New Inn although the new owners of Rathgae House no longer wish to host the defibrillator. He proposed the purchase of a 4th defibrillator which could be located near the A4361 so it could be used in the case of accident on the main road as well as local residents **or the owner of The New Inn could privately purchase a 4th defibrillator for The New Inn with the 3rd council defibrillator located near the A4361.** Cllr Kirk reminded him that paramedic and first responders carried defibrillators. There are 2 first responders in Winterbourne Monkton with 1 mobile defibrillator. The only identified senior first aider who would be notified should a defibrillator be required was located at The New Inn. Volunteer First Aiders can register with Good Sam App. It was noted that the sheltered accommodation in Winterbourne Monkton is also located at the North of the village, closer to The New Inn than Rathgae House

Resident C requested that some of the Community Infrastructure Levy money be used to install lighting on the footpath from the bottom of School Lane Footpath in Winterbourne Monkton to the church. This money is anticipated to be less than £1,000. Action clerk. He also requested that the creation of a permissive path across the front of Middle Farm, Winterbourne Monkton be revisited now there are new owners. Action Cllr Saunders

4. Minutes of meetings of 1st September 2021

The minutes were accepted as a true reflection of the meeting

5. Matters Arising from meeting of 1st September (not covered elsewhere in the minutes)

Cllr Ben Woodward was confirmed as a co-opted councillor and welcomed to the meeting

The owners of the land by School Lane Footpath Bridge where the trees have fallen have been contacted regarding a contribution to the footpath repair and improvements. No response has been received. The Wiltshire Council Footpath Improvement Grant (PIGS) has been integrated with the Area Board Grant Scheme

6. Reports

Finance

One cheque has been issued

100422 £300 Ashton Keynes Village Hall – for chairs

There are commitments to spend on stationary for printing annual report and hall survey and on training for new councillor training (£55) all within budget. More new councillor training will be required for Cllr Woodward, Max cost £30

The cost of the A4361 speed reduction advertising has been confirmed at £375 but no invoice has yet been received and no indication of final cost of implementation has been given. Costs for this will come from the accrual of Parish Project monies over recent years. There is an estimate of around £1,500 given by CATG for the implementation although this will increase if safety measures such as traffic lights need to be used.

A new banking mandate has been submitted with a new signatory

b. Planning

Land at Manor Farm Winterbourne Monkton 16/00151/FUL

Surface of Car Park

As mentioned in the Questions from the public, a deed of variation had been submitted to Wiltshire Council. No objections were raised from the Parish Council or resident consultees.

No new applications have been submitted

c. Emergency and Flooding.

Cllr Kirk is preparing to update the Emergency Plan

d. Footpaths...

Resident A advised the meeting that the footpath from the church to School Lane Footpath was in a bad state of repair, much was connected with the roots of the adjacent trees. Some of these have been taken down but the roots are still present. Cllr Ramsay will contact the Parish Steward and request that the path be cleared of debris more frequently

e. Roads

There has been an increase of dead and dying trees in the Mill Lane area of Winterbourne Monkton, Cllr Kirk has reported this and the cause has been identified as Dutch Elm Disease. The Landowners will need to remove the dead trees. It was thought that the owner of land on the Ridgeway side of the A4361 would be Wiltshire Council but the rest are private landowners

f. Community Building

A report was circulated at the end of the meeting which will be considered at the next meeting

8. Other Reports

Police

There has been difficulty contacting the local police officer

Clerk

A number of residents had reported a noisy dog in a house in the new development. The Parish Council has no power to act in these circumstances. It was recommended that the owners seek help from a dog behaviour group prior to any other action being taken by neighbours. Action Cllr Ramsay

9. Traffic issues on A4361 . CATG progress

The period of consultation for the speed limit reduction has finished. Some objections were received by Wiltshire Council. It is believed that these are mainly concerned with insufficient road length of the implementation and the speed reduction not being low enough. Wiltshire Council will need to investigate the objections which will lead to delay in implementation. The Parish Council is not advised of the specific objectors or their objection.

10. Community Building

The solicitor is waiting for response from Wiltshire Council. The Parish Council is awaiting the certificate of completion of the building and timescales for transfer. It is believed that the land on which the Community Building sits is still owned by the Gantlett family

Cllr George-Perutz is currently in the process of identifying activities which may run in the hall and potential volunteers to help run the hall. The committee is specifically looking for an accountant to join them.

Prior to letting, a number of risk assessments must be carried out. These include fire risk, electrical certificate of safety, PAT testing and Covid risk assessment. This is in addition to the terms of letting

The chairs from Ashton Keynes have been collected and stored in the Community Hall. There were 90 left so these were given to this Parish Council for the same cost as the 60 ordered at a cost of £300.. Cllr Kirk has applied for a Smartboard from RAF Lyneham as part of their equipment disposal. Resident A informed the meeting of the availability of a full set of Crockery for catering which would be available from The Merchants House in Marlborough who no longer need it. This will be followed up. Action Cllr Ramsay

Use of the Playground grant is still being considered

It is not intended that the hall be offered for hire at unsocial hours in consideration of the neighbours

12. Confirmation of items for press release

An article will be written for Upper Kennet News if there are any developments in the next few weeks. Action Cllr George-Perutz

13. Date of Next Meeting

The next meeting will be held on November 10th (a week later than usual schedule). This will include budget preparation for 2022/23

The meeting closed at 9.50 pm