

**DRAFT MINUTES OF THE NETTLETON PARISH COUNCIL HELD AT THE WEST KINGTON
BAPTIST CHAPEL ON WEDNESDAY 12TH APRIL COMMENCING AT 07.40pm**

PRESENT: Cllrs Beare, Flint, Minney, Pearce and Wright

Members of the Public Present: John Milligan and Alastair McKee

1 In the absence of the Chairman and Vice-Chairman it was proposed by Cllr Beare and seconded by Cllr Flint that Cllr Pearce should Chair the meeting. All agreed.

2 Apologies for Absence:

Cllrs. Bush, Caie and Kerr

3 Declarations of Councillors personal or prejudicial interests in any Agenda item:

Cllr Pearce declared an interest in Planning Applications ref: 17/02167/FUL and 17/02554/FUL

4 Chairman's Announcements:

None

5 Approval of the Minutes of the meeting held on the 9th March 2017:

The approval of the Minutes was proposed by Cllr Pearce and seconded by Cllr Beare. Agreed unanimous

6 Update on actions from the Parish Council Minutes where not subject to a Specific Agenda item:

Minute 5: Information is awaited from Baroness Scott, the Unitary Member, regarding the programme for resurfacing of the section of Tolldown Road between Tolldown Way and Edgecorner Road

Minute 5: Action by Cllr. Kerr in relation to Fly Tipping to be consider at the next meeting of the Parish Council **Action by Cllr Kerr**

Minute 9: An update on progress in relation to the recruitment of a new Parish Clerk will be given at the next meeting of the Parish Council. **Action by Cllr Kerr**

Minute 9: Cllr Pearce confirmed that Cllr Kerr had sent a letter to Clare Fabray thanking her for the support and assistance she had given as Clerk to the Parish Council

Minute 10: Cllr Pearce confirmed that the proposal for a footway to be provided at Hillside, Burton had been discussed with Paul Bollen of Wiltshire Highways who had raised no objections to the principle of the proposal and had recommended that the Parish Council approach the Chippenham Area Board – Transport Group, when the details of the scheme were available.

Minute 11: Cllr Pearce reported that Cllr Kerr had been informed that the filling of the deep ruts alongside the carriageway of Westfield Lane were being considered by Mr Holderness – Roddam. Cllr Wright urged that urgent action should be taken to fill these ruts which he felt constituted a significant danger to road users. **Action by Cllr Kerr**

Minute 12: Cllr Pearce reported that Cllr Kerr had been in contact with the occupier of Manor Farm regarding the condition of the bridleway over his land. A report on this matter would be made at the next meeting of the Parish Council. **Action by Cllr Kerr**

7 Public Participation

John Milligan confirmed that his interest was in relation to the planning application relating to St Mary's Church, Burton and that he was like the opportunity to comment when the application was being considered.

8 Planning matters:

17/01511/FUL: Outline Application for the erection of an Agricultural Workers Dwelling at Westfield Farm, Nettleton.

Cllr Pearce reminded the meeting that the Applicant and his Partner had attended the previous meeting of the Parish Council to explain the background to the application. The matter was now before the Parish Council to consider the response to the formal consultation from Wiltshire Council.

During the initial discussion, a neighbour, Alastair McKee, came into the meeting and requested the opportunity to address the Parish Council in relation to this application.

Mr McKee expressed his concern regarding the application on the following grounds:

- Noise resulting from a more intensive livestock operation;
- Inappropriate siting;
- Availability of other dwellings in surrounding villages;
- Evidence of poor farm management
- Relationship with Public Footpath
- Poor access from local road network
- Lack of need for a dwelling, and

- Possible use of former parlour building

Following the neighbour's representations, the meeting resumed the discussion of the planning application and Cllr Minney referred to the history of the agricultural use of Westfield Farm and outlined the practical issues that need to be addressed when operating an agricultural livestock enterprise. Cllr Pearce referred to the presentation given by the Applicant at the previous meeting and to the Applicant's attempts to negotiate the purchase of the former parlour building as an alternative to seeking permission for a new dwelling. He also referred to the animal welfare issues that can result in an agricultural workers dwelling being required close to buildings where livestock are to be housed.

Having noted the details of the application, the comments of the neighbour and the comments of the Applicant made at the previous meeting of the Parish Council, it was proposed by Cllr Pearce and seconded by Cllr Flint that the comments of the Parish Council should be as follows:

Subject to Wiltshire Council being satisfied that there was an agricultural need for a dwelling to support this agricultural enterprise, the Parish Council raise no objection, subject to:

- The occupation of the dwelling being limited to a person(s) employed in agriculture
- The siting of the dwelling being acceptable in terms of its impact on the character and setting of the AONB, and
- The size and design of the dwelling being appropriate to its function and location

Agreed unanimous.

17/01889/LBC – Relocation of internal stairs and creation of mezzanine bedroom with en-suite at The Tithe, Westfield Farm.

The owner of The Tithe, Mr McKee, explained the background to the application and outlined the works that were proposed to be undertaken, confirming no change to the external appearance of the dwelling. He also confirmed that following discussions with Planning and Listed Building Officers of Wiltshire Council, the scale of the internal works had been agreed to be reduced.

Following a discussion on the proposal it was proposed by Cllr Pearce and seconded by Cllr Beare that the Wiltshire Council be advised that the Parish Council had no objection to this proposal.

17/02167/FUL – Erection of Building to contain a composting toilet with associated drainage and fencing at St Mary's Church, Burton

Cllr Pearce outlined the background to the proposal, confirming that English Heritage had raised no objections to the application. John Milligan explained how the system would operate and why the PCC had not sought to connect to existing foul drainage and water supply.

Following debate upon the proposal it was proposed by Cllr Beare and seconded by Cllr Minney that Wiltshire Council be advised that whilst no objection was raised to the principle of providing this facility for use in association with events taking place within the Church, it was considered that the unit could be better sited to avoid intrusion into the attractive vista of the Church along the route of the public footpath running through the churchyard. Proposal agreed by 4 vote to nil – Cllr Pearce abstained from voting due to his involvement in the application.

17/02554/FUL – Replacement of shed/workshop with domestic store/workshop and summerhouse at Lavender Cottage, Nettleton

Cllr Pearce outlined the proposal and then left the meeting. Following discussion of the proposal it was agreed unanimously that Wiltshire Council be advised that no objection be raised to the application. Following the decision, Cllr Pearce returned to the meeting.

9 Finance matters

Cllr Pearce explained that following a review of the payments made to the West Kington Baptist Chapel for use of the meeting room for Parish Council Meetings Cllr Kerr had noted that one payment had been missed and therefore it was proposed that a payment of £60.00 should be made to bring matters up to date. Agreed unanimous.

10 Highways and Flooding Update

No matters to report

11 Hedge cutting adjacent to Long Leaze, Nettleton

Cllr Pearce reported that Cllr Kerr had received a complaint that hedge cutting had taken place by a landowner and that cuttings had been left in the ditch and pond. Cllr Kerr had been in contact with the landowner who had explained that the work was taking place following the purchase of the land in question to improve the operation of the ditch and the drainage of adjacent land. The landowner had also confirmed that he had undertaken the recommended surveys of the hedgerow prior to commencing the works. A further report will be made on this matter at the next meeting. *Action by Cllr Kerr*

12 Any other business

None

13 Date and time of next Meeting - Thursday 11th May 2017 at West Kington Chapel

Meeting closed at 08.50pm