

**MINUTES OF THE MEETING OF NETTLETON PARISH COUNCIL  
HELD IN WEST KINGTON BAPTIST CHAPEL ON THURSDAY 11<sup>th</sup> JULY 2013**

PRESENT: Cllrs Kerr (Chair), Bell, Bush, Flint, Pearce, Shanahan, Maddox, Wright  
One parishioner – Mr G Cheetham, Emma Walker

AP		ACTION
1.	<b>Apologies for Absence.</b> Cllr Beare, Unitary Cllr Scott.	
2.	<b>Declarations of Councillors’ personal or prejudicial interests</b> Cllr Pearce declared an interest in AP 7.1.1 – N/13/01641/FUL. Cllr Wright declared an interest, as an adjacent landowner, in AP 7.1.4 – N/13/01786.	
3.	<b>Chairman’s Announcements</b> Cllr Kerr reported his intention to close meetings of the PC at 9:30pm with the agenda managed to cover priority points and allow time for AOB. Any missed items will be carried forward to subsequent meetings. In response to a query raised by Cllr Beare prior to the meeting, Cllr Kerr confirmed that protocol dictates that Minutes of previous meetings should be approved as soon as practicably possible.	Cllr Kerr
4.	<b>Approval of the Minutes of the meeting held on 13<sup>th</sup> June 2013</b> The minutes were accepted by unanimous vote.	
5.	<b>Matters Arising</b> <b>13/01288/S73A – Jubilee Cottage, Burton.</b> Cllr Kerr reported to the meeting that he, and Cllrs Bell and Pearce, had been individually approached by the applicant, who directly challenged the response of the PC to Wiltshire Council. The response submitted by the PC was an objection on the basis of inadequate information. Cllrs Kerr and Bell reported that following a site visit made subsequently at the request of the applicant, they both had significant concerns relating to the height of the raised terrace and its impact upon the neighbouring property. Cllr Pearce reported that a Certificate of Completion (Building Regulations) had been provided to the applicant but that planning permission has been refused. The applicant has a defined time period to decide whether to appeal this decision, or allow the enforcement process to proceed. <b>13/01329/FUL – The Orangery, Burton.</b> Planning permission granted.	
6.	<b>Public Participation</b> Mr Cheetham sought Cllr’s advice on re-drafting proposed plans in relation to Green Barn, Nettleton, following the PC’s objection and Wiltshire Council’s rejection of 13/01392/FUL and 13/01393/LBC on the basis of the impact of the proposed link on the Listed building, in terms of its bulkiness. Cllr Pearce suggested Mr Cheetham investigate the option of breaking up the roofline of the proposed new structure; Mr Cheetham confirmed that the new drawings showed the height of the link building reduced – but maintained his wish that the space should be usable and not a corridor. The PC advised Mr Cheetham that his ideas appeared to be “going in the right direction” but in the absence of a specific planning application, they could not confirm an opinion.	
7 7.1.1	<b>Planning matters</b> <b>N/13/01641/FUL – Retention of outbuilding for use ancillary to dwelling, Horsdown Cottage, The Gibb, Nettleton.</b> Cllr Pearce outlined the background – following receipt of planning permission in 2009 for an ancillary building, a further application was immediately submitted for a larger structure which was refused by the Planning Inspector on the basis of impact upon the	

	<p>AONB. The constructed building, although smaller than the refused application, is larger than the approved scheme and the current application is therefore retrospective. Cllrs unanimously agreed that they have no objection to the relatively small increase in size, but that in order to support the application they would require a condition imposing a defined time period in which the building exterior finishes should be completed in accordance with the original design.</p> <p>7.1.2 <b>N/13/01619/FUL – Extension to dwelling, Daryl Leaze, West Kington Road, Nettleton.</b> This application is a proposed substantial extension to the existing single storey dwelling. Cllrs unanimously agreed that whilst they support the principle of extending the building, they consider that the proposed design could be more sympathetic to the rural location, particularly in relation to the larger dormer windows to the rear elevation.</p> <p>7.1.3 <b>N/13/01636/FUL – Extension to dwelling, Stonewell House, The Street, Burton.</b> Reapplication. Cllrs concurred with the opinion of a neighbour who considers that the proposed extension represents over-development of the site and agreed unanimously to Object to the application.</p> <p>7.1.4 <b>N/13/01786/FUL – Extension over garage, Rectory Orchard, Church Hill, Burton.</b> Cllrs identified two potential issues but did not consider that either represented grounds for objection to the application. The risk of the neighbouring property being overlooked by the extension should be mitigated by the use of Velux roof lights and the degree of loss of light is insignificant.</p> <p>7.1.5 <b>Other planning matters</b>  Cllr Pearce confirmed that in instances where an application arrives after publication of the PC agenda, effort will be made to contact the applicants and/or agent, and neighbours, to inform them of the date of the PC meeting and likelihood that the item will be discussed under this section of the agenda.   Cllr Kerr confirmed that an agricultural building recently erected between Burton and The Gibb, on the right hand side, had been applied for under the 28 day rule. Cllr Kerr had contacted Allan Brown at Wiltshire Council regarding spoil, relating to the construction, which had been heaped close to the edge of the road posing a potential safety hazard if it slipped into the road. WC had spoken to the builders promptly and the spoil has now been moved.</p>	<p>Respond to WC. Support with condition: Cllr Pearce</p> <p>Respond to WC. With comments: Cllr Pearce</p> <p>Respond to WC, Object: Cllr Pearce</p> <p>Respond to WC, no objection; Cllr Pearce</p>
8.	<p><b>Appointment of Parish Clerk.</b> Cllrs unanimously accepted Cllr Kerr’s recommendation that Emma Walker be appointed as Parish Clerk. EW and Cllr Kerr to meet to agree contract. EW is likely to take up the appointment on 22/07.</p>	<p>Cllr Kerr and EW</p>
9.	<p><b>Financial Matters</b>  Cllrs voted unanimously to confirm Karen Sayers’ appointment as Internal Auditor to Nettleton PC. KS has agreed to charge £35.00 to carry out the inspection of the accounts for the 2013/14 FY.   Cllr Shanahan confirmed that the WALC subscription for 2013/14 has now been paid.   Cllr Shanahan confirmed that arrangements for new signatories to be added to the Nettleton PC bank account could be implemented simultaneously with changing the RFO’s address for receipt of bank correspondence/statements etc.   Cllrs unanimously agreed to raise two cheques:-  £30.00 West Kington Baptist Chapel – Hire charge  £55.00 Karen Sayers – Internal Auditor 2012/13 FY.</p>	<p>Cllr Shanahan to confirm appt.</p> <p>Clerk</p>

10.	<p><b>Chippenham Area Board</b> Cllr Pearce provided a report to the meeting on the Area Board meeting which he attended on 1<sup>st</sup> July.</p> <p>Cllr Pearce recommended that the Lead Councillor for road maintenance and related matters should contact the Local Highways and Street Scene Service to establish the impact of recent changes in the way the department operates and procedures for dealing with relevant issues.</p> <p>Cllr Pearce reported that road safety, crime and community safety and deprivation were identified as priorities for the Area Board over the next FY.</p> <p>Nettleton PC to suggest to the Area Board that road safety issues should include potholes and surface conditions.</p>	<p>Cllr Beare</p> <p>Cllr Pearce</p>
11.	<p><b>Parish Business Plan.</b> Cllrs agreed the Lead Councillor roles and priority rankings as set out in the proposed Business Plan document. Cllr Maddox agreed to be the Lead Councillor for road safety and traffic speeds. In response to a query from Cllr Shanahan, Cllr Pearce confirmed that the business plan did contain contingency for Nettleton PC to respond to unanticipated issues/events.</p>	
12	<p><b>Any Other Business</b> Cllrs expressed concern that overgrown hedges were restricting the carriageway in places. Cllr Beare to undertake a general inspection of hedgerows in the parish and report back at the next meeting.</p> <p>Cllrs unanimously agreed that Cllr Pearce should erect a fence to restrict access to the Council land opposite Raybarrow, Nettleton Shrub, and adjacent to the green lane, which has recently been cut and used for the deposit of animal manure.</p> <p>The Parish Council website to be on the agenda for the August meeting. Cllr Maddox confirmed that he is happy to update his website and will provide the next meeting with further information.</p> <p>Cllr Maddox to contact Castle Combe PC regarding a potential review of the speed limit at The Gibb – to endeavour to ensure uniformity of opinion.</p> <p>Cllr Shanahan informed Cllrs that she has applied to the Environment Agency for a permit to dig out part of the accumulated silt in the brook in West Kington near her property (at her own cost).</p> <p>Cllr. Shanahan referred to a meeting that had taken place with Cllrs Kerr and Pearce to discuss the exchange between her and Cllr. Beare at the last meeting on the matter of Parish Land. Cllr. Shanahan explained that her concern related to the need for more detailed information on the issue and that, due to the proximity of the land in question to Cllr. Beare’s land, he is not the most appropriate Councillor to undertake the necessary inquiries. Cllr. Shanahan confirmed that her comments were not an accusation of impropriety. Other Cllrs present agreed that that was not their understanding of it at the June meeting.</p>	<p>Cllr Beare</p> <p>Cllr Pearce</p> <p>Cllr Kerr Cllr Maddox</p> <p>Cllr Maddox</p>
13.	<p><b>Date and time of next meeting – 15<sup>th</sup> August, 7:30 pm.</b></p>	

Meeting closed: 9:45 pm.