

**DRAFT MINUTES OF THE MEETING OF NETTLETON PARISH COUNCIL
HELD IN WEST KINGTON BAPTIST CHAPEL ON THURSDAY 14th DECEMBER 2017**

PRESENT: Cllrs Kerr, Beare, Bush, Shanahan, Newman, Wright,
Members of Public. Mr Chris Bennett.

AP		ACTION
1.	Apologies for Absence. Cllrs. Scott, Flint, Minney and Futrell	
2.	Declarations of Councillor's personal or prejudicial interest in any Agenda item. None.	
3.	Chairman's Announcements. None	
4.	Approval of the Minutes of the Parish Council meeting held on 9 th November 2017. Proposed by Cllr.Kerr to approved minutes, seconded Cllr.Newman, agreed by the 4 Cllrs at the last meeting, the other two were not there.	
5.	Actions Update. Item 5 - tree in WK: Cllr Kerr looked at it and discussed it with Cllr Beare and will look at it again next year. Cllr Kerr is asking architects for paper copies of planning application drawings and this is working, he also prints some of them. Item 9 - BT telephone box: The books have been removed and new shelves fitted. Derrick Daniels has agreed to look after it. Item 10 - Stones on verge in Burton: Cllr Beare is still in discussion with Paul Bollen to get them removed. Overhanging hedge in Nettleton; Cllr Kerr spoke to owner who has cut it back a bit. Action completed but will be reviewed next summer.	Cllr Beare
6.	Public Participation. Chris Bennett attended – see item 9a.	
7.	Planning Applications Received. 17/11492/LBC & 17/11144/FUL Engineering Works to form Parking Space. The Old Granary, Priory Farm, Nettleton,. No objection proposed by Cllr Shanahan and seconded by Cllr Flint. 5 in favour, 1 abstention. Planning Applications Determined. 17/07616/FUL The Laurels, The Street, Burton. Demolish existing garage and replace with detached garage/annexe. <u>Approved with conditions.</u> 17/06521/REM: Westfield Farm, Nettleton. Construction of Agricultural Workers dwelling (outline planning approval granted under application 17/01511/OUT). Reserved matters application covering Access, Appearance, Landscaping, Layout and scale. <u>Refused.</u> Councillors were concerned that this application has been refused and understand that the applicant is going to appeal. Cllr Kerr suggested that the PC should write and support it. Cllr. Kerr will draft the letter of support when the appeal details are known and send to everyone for their comments. 17/05991/FUL: Burton Farm Cottage, Burton. Erection of two storey side and rear extension. <u>Refused</u>	Cllr. Kerr

	<p>17/09111/FUL: The Mill Barns, Fosse Way, Nettleton. Replacement of existing detached outbuilding with oak framed single storey structure. <u>Refused.</u></p> <p>Following recent planning applications, Cllrs expressed concern about the process through which approval can be granted for a self-contained residential unit after a period of only 4 years of independent occupation, when it was originally permitted only as ancillary to a main dwelling. How does WC enforce such planning restrictions? Cllr Newman noted that it is not uncommon for this situation to arise in conversions of farm buildings and it needs to be clarified with WC planning dept.</p>	Clerk & Cllr Kerr
<p>8.</p> <p>a)</p> <p>b)</p> <p>c)</p> <p>d)</p>	<p>Finance Matters.</p> <p>To approve payment to WKBC for hire of the room (for 4 months) £60: all approved.</p> <p>To approve a Budget & Precept for 2018-19: Cllr Kerr, proposed a precept of £6,000, keeping it the same as the last 2 years. There was discussion on the fact that reserves are high. Cllr Shanahan suggested that the precept is reduced by £500, and proposed a precept of £5,500, seconded by Cllr Newman. Vote 2 in favour, 4 against. Cllr Kerr then proposed accepting the budget and precept request of £6,000, seconded Cllr Beare, 4 approved, 2 against.</p> <p>Cllr Kerr noted that the reason that the reserves are high is partly because the PC did not have a Clerk for 6 months, this will change next year now that the PC have a Clerk. The predicted expenditure is £6,600 thus the reserves will reduce to below £10,000. Cllr. Shanahan asked if the budget could be reviewed again to get emergency reserves down to £6k and have any additional reserves earmarked for particular purposes. Cllr Kerr commented that the PC have several projects that they may need to use these reserves on. This includes footpath renovation projects in Burton (The Street) and West Kington (path to the church) for which application has been made to WC. He noted that if the precept is reduced it may be difficult to raise it in the future, especially if Town and Parish Councils are capped at 2% increase which has been threatened by central government.</p> <p>To discuss the request from St Mary's church Nettleton to help with the replacement of the broken pane of glass. The advice from WALC is that we are not allowed to provide funds for church buildings. Clerk will write to them explaining why they cannot support their request. Cllr. Shanahan asked for a discussion on refreshing the resolution at next month's agenda. All agreed to discuss this at next month's meeting.</p> <p>Approve cheque to WALC for clerk to go to a Data Protection Seminar on January 25th for £35 + vat. Total £42. Cllr. Kerr explained the need for the Clerk to go on this course. All approved, Clerk to post cheque and application form.</p>	<p>Clerk</p> <p>Clerk</p>
<p>9.</p> <p>a)</p>	<p>Highways</p> <p>Chris Bennett came to talk to the PC about his report on behalf of BCA, for posts to be erected on the grass verge in Tolldown road, Burton, to prevent damage by vehicles driving over the verge.</p> <p>Cllr Kerr said that the PC have no objection to the proposal for posts but that BCA should install them. He noted that there are many similar situations in the parish and the PC do not wish to become responsible for posts in these many locations. Cllr Beare has discussed the matter with WC highways engineer Paul Bollen who said that BCA can apply for the required licence.</p>	

	<p>Chris Bennett said that he is unsure if this would conflict with the charitable status of BCA. He will ask if BCA will agree to taking on the licence, but he would like advice on who to contact at WC. Cllr Beare offered to arrange a meeting between Chris Bennett and Paul Bollen to discuss the process of getting the licence.</p> <p>b) Concerns of overhanging hedge growth on Tolldown Road adjacent to land associated with Parks Farm, Tormarton, were raised at an earlier meeting. The tenant however when contacted said that this land was not his responsibility. Would it be possible for the estate office to clarify and/or aid our endeavours to remedy the situation? Cllr Beare offered to speak to the Badminton estate and if that does not work the clerk will send them a letter asking for it to be cut back.</p> <p>c) Partially collapsed timber building adjacent to Raybarrow, Nettleton. Debate on whether NPC should ask WC to serve Amenity Notice under sec. 215 of T and C planning Act 1990. The building is very untidy and could be a danger if someone got into it. After further discussion and given the knowledge that the owner is very unwell, it was agreed not to take any further action at present</p> <p>d) <u>Update on highways matters by Cllr Beare:</u> Crash barrier repair on Tolldown Road, Burton put back until January. 3 sections of Tolldown Road have been resurfaced. A report on fly tipping will be provided at next meeting. Some grit bins need the salt breaking up as it is a solid mass. The Parish Steward did this for some bins but has been pulled away for other work. Cllr Shanahan and Cllr Newman to let Cllr. Beare know if there are any more in West Kington and Burton that need repairing/refilling. Cllr. Shanahan offered to do the ones in West Kington. Cllr Wright raised concerns about the blockage of the Brook through Burton by undergrowth and saplings. When raised previously, one landowner did some clearance, but the other did none. Cllr Kerr said that both EA and WC know this needs doing. He will talk to the landowner concerned about it.</p>	<p>Cllr Beare</p> <p>Cllr. Beare Clerk</p> <p>Cllr. Newman Cllr Shanahan</p> <p>Cllr Kerr</p>
10	<p>Parish Council website. Update on the progress and discussion of website contents.</p> <p>Cllr Kerr had provided ideas for the web site and he would like comments on his ideas. The parish council discussed some of them :-</p> <ul style="list-style-type: none"> • Parish Council website and not a community website - all agreed. • Features. Header image three, one of each village rolling forward -all agreed. • PC logo not appropriate - all agreed • Main menu headings Virtual tour not reqd., news section not reqd., • Planning applications with link straight to WC portal - all agreed. • Road closures item – yes agreed • Map: most PC websites use Google map. Suggestion just to have a post code map with the parish boundary. • Councillors’ details and responsibilities will be included. <p>Everyone to send any comments to Cllr. Kerr by Christmas, then he will provide the provider with information to proceed. The Clerk will be responsible to update the website on a regular basis once it is up and running.</p>	<p>All Cllrs.</p>

11.	Wiltshire Council Local Plan Consultation. The draft provided by Cllr Kerr was discussed.	
12.	<ul style="list-style-type: none"> • Affordable housing: key issue is are any of the new houses affordable? Following a discussion on what type and size of new houses may be needed, that we need a housing survey. • Agricultural dwellings: no discussion on the draft. <p>Cllr Kerr to revise the response and will email it out for final comments - it has to be with WC by 19th December.</p>	Cllr. Kerr
12	AOB Cllr. Shanahan gave an update on Internet fibre broad band to West Kington. Installation has been in progress and was promised for completion by Christmas but not finished yet.	
13	Date and time of next meeting; 11 th January 2018 at 7.30pm	

Meeting closed: 9.00