

**MINUTES OF THE MEETING OF NETTLETON PARISH COUNCIL
HELD IN WEST KINGTON BAPTIST CHAPEL ON THURSDAY 10th OCTOBER 2013**

PRESENT: Cllrs Kerr (Chair), Bush, Flint, Pearce, Wright, Maddock, Beare, Bell,
Unitary Cllr Scott, Emma Walker (Clerk)
One Parishioner – Mr G Cheetham

AP		ACTION
1.	Apologies for Absence. Cllr Shanahan	
2.	<p>Declarations of Councillors' personal or prejudicial interests</p> <p>Cllr Pearce declared an interest in AP6 – new farm unit for livestock, off Shire Hill Lane, West Kington.</p> <p>Cllr Pearce declared an interest in AP7.1 – 13/04291/FUL – The Old Granary, Nettleton. Use of land as amenity garden.</p> <p>Cllr Pearce declared an interest in AP7.1 – 13/03803/FUL and 13/04608/LBC – Green Cottage, Nettleton. Replacement conservatory and internal alterations.</p>	
3.	<p>Chairman's Announcements</p> <p>Cllr Kerr confirmed, in response to a request from Cllr Beare, that he would endeavour to ensure that the meeting closed at 9:30 pm.</p> <p>Cllr Kerr's suggestion that AP15 (Broadband) be moved up the agenda to ensure that time allowed for discussion on this point was unanimously supported.</p>	
4.	Approval of the Minutes of the meeting held on 12th SEPTEMBER 2013 – Proposed Cllr Kerr, seconded Cllr Pearce.	
5.	<p>Matters Arising</p> <p>Cllr Pearce informed the meeting that discussion relating to definition of the planning process (MP 7.1.4 – NPC 12.09.13) would be deferred to the November meeting.</p> <p>Cllr Shanahan to ensure that the previous Parish Council website is redirected to www.nettleton.org.uk.</p> <p>Cllr Maddock will put NPC meeting dates onto the website up to and including May 2014 when the AGM takes place.</p> <p>Following publication of Minutes online, Cllr Maddock will remove reports which accompanied specific agenda items from the website as these will be incorporated into the full Minute document.</p> <p>The NPC Risk Assessment will be prepared.</p> <p>The Clerk will obtain NPC log-in details for the Registration of Members' Interests on the Wiltshire Council website.</p> <p>Cllr Maddock understands that the History Centre hold archived NPC Minutes 1991-2007.</p>	<p>Cllr Shanahan/ Pearce</p> <p>Cllr Shanahan</p> <p>Cllr Maddock.</p> <p>Cllr Maddock.</p> <p>Clerk/Cllr Kerr.</p> <p>Clerk</p>

6.	<p>Public Participation</p> <p>Cllr Pearce reported that Nick Shipp Architects had submitted plans and supporting documentation to NPC in relation to The Old School, Nettleton, on an informal pre-application basis, to seek preliminary opinion. The proposed works involve the construction of two single storey extensions to provide a ground floor bedroom and porch/boot room and a small garden room - and have no impact upon the front elevation of the Grade 2 Listed property. Associated internal alterations will not affect the character of the building. Cllr Pearce understands that the justification for the changes is on the basis of special need and that this did represent a material planning consideration. Cllrs agreed unanimously on an informal basis that the proposals appeared to protect the special character and setting of the Listed building, but in the absence of the submission of a formal planning application, could not confirm an opinion.</p> <p>Cllr Pearce presented plans to NPC in relation to a proposed new farm unit for livestock off Shire Hill Lane, West Kington, on an informal pre-application basis, to seek preliminary opinion. Cllr Pearce explained the proposals involve the construction of two livestock buildings with the potential to house 500 head beef stock, a link barn and a dwelling – and said in response to queries that the house would be justified on the basis of agricultural need, no traffic impact analysis would be required by Wiltshire Council, a landscaping scheme would be incorporated as part of the application and anticipated timescale for submission to Wiltshire Council was within two months. Cllr Pearce then left the meeting to allow discussion to take place. Cllrs expressed significant concern relating to the size and visual impact of the scheme on the open landscape in which it will be located (although the site is currently used for the storage of silage and hay bales, no structure currently exists). Whilst tree planting could potentially mitigate this issue, the downland setting, in the opinion of NPC, renders this type of landscaping inappropriate. The Council also considers that the impact of potentially increased traffic movement, particularly of large vehicles in West Kington would be unacceptable. In order to make informed comment on this aspect of the application, Nettleton Parish Council will request that further information is supplied on the likely implications of the scheme in terms of traffic routes and volumes, particularly in relation to the delivery of feed stuff, hay etc. NPC Councillors to make a site visit prior to the next meeting to allow further, more informed discussion to take place at this time.</p> <p>Cllr Pearce returned to the meeting.</p>	<p>Clerk</p> <p>Clerk</p> <p>All – Site Visit.</p>
9.	<p>Planning matters (brought forward)</p>	
9.1	<p>Planning applications:-</p> <p>13/03728/FUL and 13/04105/LBC - Green Barn, Nettleton (Single storey extension and associated alterations)</p> <p>Cllr Pearce confirmed this this application addressed the concerns</p>	<p>Cllr Pearce to prep draft/Clerk to send to WC.</p>

<p>identified by the Parish Council in the previous application (13/01392/FUL and 13/01393/LBC). The height of the link building had been reduced and the roofline broken up to avoid bulkiness. Nettleton Parish Council resolved unanimously to support this application for the following reasons: The scale and form of the proposed extension respects the character and appearance of Green Barn The existing dwelling and curtilage form part of an established residential area within this part of Nettleton wherein development involving both extensions to listed buildings and the erection of new dwellings has taken place leading to a significant improvement to the overall appearance of the area. The creation of a link between the main dwelling and an existing outbuilding is an appropriate and well-designed improvement to this dwelling The Parish Council would propose that a condition be imposed or Section 106 Agreement completed to ensure that the existing dwelling, outbuilding and the proposed extension be maintained as a single dwelling unit?</p> <p>Following this item, Mr Cheetham left the meeting.</p>	<p>Unitary Cllr Scott to call-in should PO be minded to refuse.</p>
<p>13/04291/FUL – The Old Granary, Nettleton SN14 7NY (Use of land as amenity garden – retrospective) Cllr Pearce explained that the proposal related to the change of use of part of a field to the rear of the property to garden space and confirmed that this application is retrospective. Cllr Pearce left the meeting to allow discussion to take place. Nettleton Parish Council agreed unanimously to support the application subject to requesting that conditions be imposed requiring a native hedge to be planted to give a clear boundary to the extended garden and preventing the erection of sheds or other buildings on the extended garden land.</p> <p>Cllr Pearce returned to the meeting.</p>	<p>Clerk to send response to WC.</p> <p>Unitary Cllr Scott to call-in should PO be minded to refuse.</p>
<p>13/03803/FUL and 13/04608/LBC – Green Cottage, Nettleton. (Replacement Conservatory and internal alterations). Cllr Pearce explained that the original application (13/01193/FUL) had been withdrawn following feedback from the Conservation Officer who considered that the proposed Conservatory was too large. The new application endeavours to address the concerns of the Conservation Officer – the roof is to be covered in a Double Roman tile and the proposal for a porch has been deleted – although the proposed Conservatory, despite having a reduced footprint, is still larger than the CO indicated would be acceptable. Cllr Pearce left the meeting to allow discussion to take place. Nettleton Parish Council resolved unanimously to support the application on the basis that the Conservatory would not detract from appearance of the Listed property as it will not be visible from the front of the building and the view from the rear is largely screened by trees; and the increase in living space</p>	<p>Clerk to send response to WC.</p> <p>Unitary Cllr Scott to call-in should PO be minded to refuse.</p>

	<p>provided by the new structure would greatly assist in making the property suitable for family use in the future. It is relevant to note that the existing layout was developed to suit an earlier century.</p> <p>Cllr Pearce returned to the meeting.</p> <p>12/02394/FUL (revision 12/03990/FUL) – Pound Barn, West Kington</p> <p>Cllr Pearce explained to the meeting that this re-submission related to a technicality in terms of the shared access arrangement to the property. Councillors agreed unanimously that the previous comments submitted by Nettleton Parish Council in relation to the main part of the application still stand and are not affected in any way by the alteration. Cllr Bush drew attention to photographs which had been supplied with the new application showing a number of different thatched building styles – Nettleton Parish Council to indicate in their response that they do not endorse any of the photographs sent and assume that they do not directly relate to the proposed building at West Kington.</p> <p>13/04995/TCA – Nettleton Mill House</p> <p>Councillors have no objection to this application which proposes to reduce the Crown of a Weeping Willow.</p> <p>9.2 Update on Planning Decisions</p> <p>N/13/02238/FUL - No. 2 Toll Down Way, Burton</p> <p>Cllr Pearce reported that this application to extend the property over the integral garage has been granted permission, subject to conditions.</p> <p>9.3 Enforcement Matters – none.</p> <p>9.4 Appeals – none</p> <p>9.5 Consultation into greater flexibility for change of use</p> <p>Cllr Pearce presented a paper to the meeting explaining that this Government Consultation paper relates to allowing barns to be converted to dwellings and the replacement of modern agricultural buildings with houses. Whilst details of design would remain subject to planning permission, the principle of conversion/replacement would be established and would not require planning consent. Councillors resolved unanimously to respond to the consultation expressing concern relating to the implications of these proposals in terms of potential to change the character of the countryside.</p>	<p>Clerk to send response to WC.</p> <p>Cllr Pearce to respond to Consultation.</p>
<p>7.</p>	<p>Parish Lands</p> <p>Cllr Beare presented a report and recommendations to the meeting (reproduced as an addendum to this Minute).</p> <p>Burton land</p> <p>Cllrs accepted the report with one amendment to indicate that the</p>	

	<p>advertisement “in local and London newspapers asking for claimants and anyone in possession of a better title” related to the Village Hall building and not the land.</p> <p>Cllrs unanimously resolved in principle to adopt Option Two (involving fencing the land with intention to exercise a right to adverse possession on completion of a 12 year time period). Cllr Kerr proposed and the meeting unanimously agreed that this should only be undertaken following consultation with parishioners in Burton relating to public open space facilities within the village – although these talks should not prejudice NPC’s claim to possessory title. Cllrs agreed that a new contract will be agreed between the Parish Council and SSE relating to Wayleave payments for the electricity pole and stay located on the land. Councillors resolved to speak to G Clark prior to fencing the land and speaking to SSE.</p> <p>Nettleton land</p> <p>Cllrs unanimously resolved to adopt the recommendations contained in Cllr Beare’s report. The area of land hatched brown on the plan will be fenced with intention to exercise a right to adverse possession on completion of a 12 year time period. Cllrs agreed that a new contract will be agreed between the Parish Council and SSE relating to Wayleave payments for the electricity pole and stay located on the land Cllr Pearce will arrange to meet with a parishioner who local knowledge suggests has been using part of the land.</p>	<p>Cllr Beare – SSE agreements.</p> <p>DK/JW</p> <p>DP</p>
8.	<p>N/13/00086/FUL – 1 and 2 Nettleton Road, Burton.</p> <p>Public Open Space contribution.</p> <p>Nettleton Parish Council unanimously resolved to request that Wiltshire Council as Local Planning Authority secure a financial contribution from the development of land known as 1 and 2 Nettleton Road, Burton, for the purposes of the provision of public open space facilities in the village of Burton.</p> <p>Councillors resolved that Nettleton Parish Council should facilitate opportunity for the community to be involved in identifying a suitable project by arranging a public meeting in Burton.</p> <p>Unitary Cllr Scott confirmed to the meeting that the contribution would only be available for a specific timescale (5 years) and therefore it should be ensured that the fund is expended within this time period.</p>	<p>Cllr Pearce/Clerk</p> <p>Cllr Kerr to meet Mr Caie re public meeting.</p>
15.	<p>Broadband</p> <p>Unitary Cllr Scott confirmed in response to a query from Cllr Kerr that Castle Combe BT exchange was included in the second phase of streaming superfast broadband to Wiltshire villages – and this upgrade should be live in the next four to five months.</p>	
10.	<p>Financial Matters</p> <p>Cllr Kerr recommended and Cllr Pearce seconded payment to:- Emma Walker (Clerk) £201.52 Adopted unanimously.</p>	
11.	<p>Snow Plan</p> <p>Cllr Beare reported to the meeting that farmers, Mr Windle and Mr Holderness-Rodham, have agreed to be involved in the implementation of the snow plan (and store grit) but are awaiting visit from Wiltshire</p>	

	<p>Council re the compatibility of the necessary equipment with their machinery – and further detail relating to contractual obligations. Mr Bloomer will be contacted re grit storage in Burton. Cllr Shanahan has indicated that she would be willing to act as Snow Warden in West Kington. Cllr Beare will present a finalised report for adoption by the PC to the November meeting.</p>	Cllr Beare
12.	<p>Highways Cllr Beare reported to the meeting that the Community Team has been working in the Parish and undertaken the cold-filling of potholes. Wiltshire Council (Chris Clark) has confirmed that the remaining maintenance tasks identified by Cllr Beare will be recorded, logged and carried out. The damage to the road surface between Nettleton PO and ? has been referred to the Major Maintenance Team. Cllr Beare confirmed that Wiltshire Council will contact the landowner in relation to the dead tree in Dark Lane. Cllr Beare will speak to the landowner about the dead tree opposite the Baptist Chapel in Nettleton. Cllr Beare confirmed that Wiltshire Council have agreed to relocate the grit bin currently on the B4039 to a new site between Lower Leaze and the Priory Farm area. Cllr Bush will identify the owner of land opposite Church Farm and inform Cllr Beare as new grips are needed in this location. Cllrs Wright and Maddock have spoken to landowners in the Parish requesting that overgrown hedges and vegetation, restricting carriageway width, be cut back.</p>	Cllr Bush/Beare
13.	<p>Speed Limit on the B4039 between The Gibb and Burton Cllr Maddock reported that this issue has been reported to the Area Board and is being processed.</p>	Cllr Maddock
14.	<p>Website Covered in “Matters Arising” – MP5.</p>	
14.	<p>Any other Business Cllr Pearce reported that he and Cllr Maddock had attended the Chippenham Area Board meeting on 7/10. Wiltshire Council (Ian Bridges) is currently seeking to undertake rural consultation on the Chippenham Campus Project. Clerk to establish possibility of joint meeting with Grittleton Parish Council. Cllr Kerr confirmed that he would undertake work on the preparation of a flood plan and report to the November meeting. Cllr Wright confirmed that he would erect shelves in the old telephone kiosk in Nettleton. Cllr Bell confirmed that Derek Daniels will paint the box. Cllrs agreed that effort should be made to contact previous Chair and Clerk’s of the Parish Council in order to try to establish the location of the missing records (1965-1991). Cllr Pearce recorded thanks to the Cotswold Wardens for their involvement in clearing local public footpaths.</p>	<p>Clerk</p> <p>DK</p> <p>JW</p> <p>DK</p> <p>Clerk to send letter.</p>
15.	<p>Date and time of next meeting – 14th November at 7:30 pm.</p>	

Meeting closed: 9:55 pm.