

**MINUTES OF THE MEETING OF NETTLETON PARISH COUNCIL
HELD IN WEST KINGTON BAPTIST CHAPEL ON THURSDAY 12th December 2013**

PRESENT: Cllrs Kerr (Chair), Pearce, Flint, Maddock, Beare, Bell, Wright, Bush.
Unitary Cllr Scott; Emma Walker (Clerk)
Five Parishioners – Sir Michael and Lady Farquhar, Mr and Mrs Anthony Young and Lady Jane King.

AP		ACTION
1.	Apologies for Absence. Cllr Shanahan.	
2.	Declarations of Councillors' personal or prejudicial interests Cllr Pearce declared an interest in:- AP 7.1 13/06931/FUL – Jasmine Cottage, Nettleton. AP 7.3 – West Kington Farm proposal, pre-application submission.	
3.	Chairman's Announcements None	
4.	Approval of the Minutes of the meeting held on 14th NOVEMBER 2013. Proposed Cllr Kerr, seconded Cllr Maddock. Adopted unanimously.	
5.	Matters Arising Cllr Maddock reported that changes to the previous Parish Council website to ensure that it is re-directed to www.nettleton.org.uk have been made and should be effective within days. Cllr Scott confirmed that any historic Parish Records held by Wiltshire Council would be located at the History Centre/Records Office. Cllr Kerr will make effort to contact previous Chair and Clerks of the PC in order to try to establish the whereabouts of the missing records (1965-1991). In response to a query from Cllr Beare, Cllr Kerr confirmed that a review of the Standing Orders would be on the NPC agenda in January.	Cllr Kerr
6.	Public Participation In response to queries from parishioners, Cllr Pearce explained that the pre-application consultation in relation to the West Kington farm proposal was intended to identify issues/concerns prior to a formal submission. Cllr Pearce outlined the background to the proposal, explaining that the applicant's intention is to consolidate his beef rearing operation on a single site, involving the construction of livestock housing linked by a hay/silage storage barn; and a dwelling house.	
7.	Planning matters	
7.3	Pre-application submission. Shire Hill Lane, West Kington - Farm Proposal:- NPC outlined issues identified following receipt of the pre-application submission document and NPC's site visit on 28.11. Visual impact. NPC has significant concern in relation to the location of the proposed farm in an open landscape, which has designated	

AONB status. Mr Pearce confirmed that other sites had been considered but Shire Hill selected as it is capable of housing the scale of intended development, is remote from surrounding villages and is not close to water courses, mitigating the pollution risk. Mr Pearce informed the meeting that Wiltshire Council have indicated that in reaching a decision on a formal application, they will thoroughly review the process of site selection.

Scale of development. Mr Pearce informed the meeting that compliance with animal welfare standards had determined the proposed scale of the livestock buildings, which would be constructed of cement fibre sheet material over a steel frame.

Bunds/landscaping. Mr Pearce responded to technical queries relating to the acquisition of spoil for the construction of bunding and confirmed the bunds will be formed from material arising from the cut needed to form a level area; also that Wiltshire Council will require a detailed Landscape Impact Analysis as part of a formal application submission.

Tree Planting. Mr Pearce explained that Wiltshire Council would require a tree planting scheme to be submitted with a formal application. Mr Pearce indicated that, in his opinion, Wiltshire Council would probably require this to commence in line with the actual construction phase, rather than prior to building. Wiltshire Council would be likely to include conditions on any permission requiring the replacement of whips which do not succeed over a 5 year time period. Mr Young, a parishioner, suggested that consideration be given to planting a mix of whips and larger trees.

Lighting. Mr Pearce explained that Wiltshire Council would require a Scheme of Lighting, which would have to be shielded and directed, to be submitted as part of a formal application.

Traffic. Mr Pearce responded to NPC's concerns in relation to the impact of potentially increased traffic movement, particularly heavy vehicles, on West Kington and on the roads near the proposed development, by confirming that a formal application would have to include traffic assessments (routes and volumes). Mr Pearce suggested that rationalising the beef-rearing operation on one site, might mitigate the current situation which involves a considerable amount of cross traffic movement to three separate locations.

Access. Mr Pearce explained that the proposed access onto Shire Hill Road is regarded as being capable of coping with the traffic generated by the operation and that the Highways Authority were aware of this aspect of the pre-app submission and had not made any comment.

Dwelling. In answer to the NPC query regarding the size of the dwelling, Mr Pearce informed NPC that the size of the proposed dwelling complied with National Policy relating to farm management facilities. Mr Pearce suggested that a bungalow might not be contextually appropriate and explained that the proposed house was in a traditional style with a stone (reconstructed or natural) finish. Unitary Cllr Scott reminded the meeting that a new house in open countryside would have to be justified on the basis of agricultural need.

	<p>Mr Pearce thanked Members for visiting the site and confirmed that NPC's comments and feedback would be taken into account in the preparation of a formal submission; and that if an application is presented to Wiltshire Council, parishioners will be kept informed at each stage of the process.</p> <p>Following this item, Sir Michael and Lady Farquhar, Mr and Mrs Anthony Young and Lady Jane King left the meeting.</p>	
7.1	<p>Planning applications:-</p> <p>13/05190/FUL – Wick Cottage, West Kington Wick Single storey extension, construct double garage/workshop, change of use of land and associated works. Cllr Pearce explained that the variation in design of the proposed extension, which is to be timber clad, visually sets apart the original cottage and new element. The application incorporates a small amount of change of use of agricultural land to garden to enable the extension to take place. Cllr Kerr proposed that NPC raise no objections to this application, seconded by Cllr Flint – adopted unanimously.</p> <p>13/05896/FUL and 13/05906/LBC – The Old School, Nettleton Single storey extensions. Cllr Pearce reminded the meeting that NPC had considered a pre-application submission in relation to this proposal for two single storey extensions, to enable the dwelling to function having regard to the disability of the owner. Cllr Pearce informed NPC that the scheme does not incorporate any changes to the front elevation of the Listed building and accords with what Cllrs have seen in outline. Cllr Kerr proposed that NPC raise no objections to this application, seconded by Cllr Pearce – adopted unanimously.</p> <p>13/06391/FUL – Jasmine Cottage, Nettleton Erection Conservatory and garden building. Mr Pearce explained that the proposals related to the further extension of Jasmine Cottage by the erection of an Upvc Conservatory to the gable end of the current extension; and the replacement of a timber outbuilding to be used as a Home Office. Cllr Pearce confirmed that Jasmine Cottage is not Listed or in a CO – but is located in the AONB. Cllr Pearce then left the meeting to enable Members to debate the application. Cllr Kerr proposed that NPC raise no objections to this application – seconded by Cllr Wright – adopted unanimously.</p>	<p>Clerk to send response to WC.</p> <p>Clerk to send response to WC.</p> <p>Clerk to send response to WC.</p>
7.2	<p>Update on planning decisions</p> <p>13/03803/FUL and 13/04608/LBC – Green Cottage, Nettleton. Replacement conservatory and internal alterations. Approved with conditions.</p>	<p>Cllr Pearce</p>

7.4	<p>13/03728/FUL and 13/04105/LBC – Green Barn, Nettleton. Single storey extension and associate alterations. To be determined by Northern Area Planning Committee (8th January). DRP to attend on behalf of NPC.</p> <p>13/04291/FUL – The Old Granary, Nettleton. Use of land as amenity garden – retrospective). To be determined by Northern Area Planning Committee (Feb – TBC).</p> <p>Definition of the Planning Process. Cllr Kerr proposed that in terms of practical arrangements relating to how NPC handles planning applications the following procedures are adopted:- Planning applications to be sent by WC to Cllr Kerr – who will put them in the Post Office. NPC will aim to discuss every planning application at a meeting – where an extension to the comments deadline is required, Clerk to contact Wiltshire Council. Clerk to draft response to Wiltshire Council following meeting – circulate draft as appropriate for comment – and submit. Adopted unanimously.</p>	Clerk to arrange for WC to send planning applications to DK.
8.	<p>Financial Matters Cllr Kerr recommended and Cllr Pearce seconded payment to:- Emma Walker (Clerk) £281.04 Adopted unanimously.</p>	
9.	<p>Public Open Space</p> <p>Burton Land The specification of works prepared by Cllr Beare relating to ground clearance on the land at Burton was circulated. Cllr Beare explained to the meeting that guidance from Wiltshire Council had indicated that in order to comply with Ecological good practice the works would have to be carried out in three phases. Two quotations have been received and were reported to the meeting, £180 David Taylor Services and £400 Richard Neale. Lively discussion ensued in relation to expending public money. Cllr Pearce proposed that the PC resolve to clear the land and accept one of the quotations, seconded by Cllr Beare. Following a split vote, Cllr Kerr declined to use his casting vote and proposed that the matter be put on the January agenda for further, informed discussion. Cllr Maddock suggested that decision could be deferred until following the public meeting to be held in Burton in the early part of 2014. Unitary Cllr Scott suggested that the Neighbourhood Planning process might allow identification of land and appropriate uses, having regard to the views of parishioners. Cllr Beare reminded the meeting that the NPC have an obligation to maximise the value of the Parish’s assets.</p> <p>Cllr Kerr reported that he has yet to meet with Mr Clark re the wayleave payment in the relation to the SSE pole located on the Burton land. Cllr Wright proposed that letter would be a better means of making contact with Mr Clark.</p>	January agenda.

	<p>Nettleton Land Cllr Pearce informed the meeting that he has yet to meet with the parishioner, who local knowledge suggests has been using part of the land.</p>	
10.	<p>Insurance – review of current policy and level of cover provided. Clerk to obtain a copy of the Policy to enable a review of the level of cover provided to be carried out.</p>	Clerk/Cllrs Kerr/Beare
11.	<p>Snow Plan Cllr Beare explained that the Snow Plan and Snow Arrangements for Residents documents have been re-issued excluding any reference to Snow Wardens, following receipt of information indicating that neither Wiltshire Council, nor the NPC insurance policy could indemnify volunteers for risks incurred carrying out gritting on behalf of the PC. Cllr Beare confirmed that the arrangement with one farmer, Chris Windell to clear identified routes in the Parish, and Contract with WC, remain valid. WC has supplied Mr Windell with a snow plough. Unitary Cllr Scott explained to the meeting that WC would ordinarily refill grit bins but in periods of severe weather, the grit bins should be refilled if required by the nominated farmer, as above, from the reserves of grit held in the Parish.</p>	Cllr Beare to contact Mr Windell re gritting.
12..	<p>Highways Cllr Beare updated the meeting on highway issues:-</p> <p>Flooding – Cllrs Beare and Kerr met with Paul Bollen and Richard Hodgson of Wiltshire Council on 20th November re the following highway drainage issues:-</p> <p>Near Manor Farm, Nettleton. WC and NPC reps met with Mr Chris Windell, who farms Manor Farm, on site re flooding to the road and edge deterioration. WC agreed to investigate, jet out pipework and clear ditches on the basis that CW will remove and deposit the spoil on his land; WC confirmed that the future maintenance of the highway ditches was the adjacent landowner/farmer’s responsibility.</p> <p>Pipes under road near Lower Leaze, Nettleton. WC agreed to jet out the blocked pipes which have led to water backing-up and causing flooding following periods of heavy rainfall. DK will see Mr Clark to request that he regularly cleans out his ditch; WC advised that the plant growth obstruction in the ditch through Lower Leaze be removed.</p> <p>Road leading to Nettleton Mill. Brian Jones (Nettleton Mill House), Mike Krohn (Nettleton Mill Barns) and Lisa Daffron (Nettleton Mill) joined the site visit. Residents consider that the way in which the field to the north of the Fosse Way has recently been cultivated has exacerbated the flooding problem – NPC to investigate with the farmer whether this could be mitigated. Residents also consider that resurfacing works to the Fosse have resulted in more water draining to the junction – DK and Brian Jones to speak to Castle Combe Golf Club re a discharge of highway water onto their land and permission for new grips. WC will ask Atkins (Major Maintenance) to inspect the site and advise; WC agreed to clear out soak-aways. .</p>	<p>Cllr Kerr to speak to G Clark.</p> <p>Cllr Kerr to speak to farmer Cllr Kerr to speak to CCGC</p>

	<p>Road between junction by Post Office and Nettleton Lodge. WC advised that this road would have to be resurfaced due to damage caused by large agricultural vehicles.</p> <p>Subsequently, Cllr Beare has also liaised with WC re highway drainage between Lavender Cottage and Nettleton Lodge – WC have agreed to investigate, jet out pipework and clear ditches on the basis that the spoil is deposited on adjacent land – NPC to speak to farmers/landowners.</p> <p>Potholes and other maintenance – Cllr Beare reported that he continues to liaise with Richard Dobson re highway maintenance issues in the Parish. Most of the works to grips and potholes reported to WC by NPC has now been carried out. New scalplings will be placed in passing places, where required, in the Spring.</p>	Cllr Kerr
13.	<p>Flood Plan</p> <p>Cllr Kerr explained that a number of the flooding issues in the Parish are actually highways related and therefore fall within Cllr Beare’s remit. Cllr Beare and Kerr will work together to resolve these issues with WC (see AP11).</p> <p>Unitary Cllr Scott pointed out that the Parish contains a number of natural springs which occasionally lead to flooding.</p> <p>Cllr Pearce reported to the meeting that NPC had recently responded to a Wiltshire Council consultation on proposed drainage Bylaws, suggesting that onus should be put on landowners to maintain ditches where they form part of a drainage system and asking for clarification as to how the Bylaw will operate where a ditch runs alongside a highway and vehicles on the highway cause the damage – will the owner of the watercourse be responsible for the repair of damage over which he/she has no control.</p>	Cllr Kerr to prep Statement on Flooding Issues. Cllr Kerr to research clearance work on brook in Burton.
14.	<p>Any other Business</p> <p>Cllr Kerr informed the meeting that himself and Cllr Shanahan had attended a Neighbourhood Planning Workshop in November and would report back to NPC at the January meeting.</p> <p>Cllr Pearce reported to the meeting that following receipt of the Planning Inspector’s comments on the Core Strategy, Wiltshire Council would be reviewing the document – and its adoption might be delayed.</p> <p>Cllr Flint said that she felt that letters were the best way of communicating PC concerns/decisions to parishioners – seconded by Cllr Bush.</p> <p>Cllr Bell reported that the telephone kiosk in Burton had recently been tidied-up by BT.</p> <p>Cllr Bell tendered her resignation from NPC with immediate effect.</p> <p>Cllr Wright expressed his dissatisfaction with the current PC.</p>	
15	Date and time of next meeting – 9th January at 7:30 pm.	

Meeting closed: 9:45 pm.