

**MINUTES OF THE MEETING OF NETTLETON PARISH COUNCIL  
HELD IN WEST KINGTON BAPTIST CHAPEL ON THURSDAY 13<sup>TH</sup> JULY 2017**

PRESENT: Cllrs Kerr, Beare, Bush, Flint, Futrell, Minney, Newman, Shanahan  
Cllr Baroness Jane Scott (Wiltshire Council)

Mr Patrick Stockreisser, Mr & Mrs Madge

AP		ACTION
1.	<b>Apologies for Absence.</b> Cllr Wright	
2.	<b>Declarations of Councillor's personal or prejudicial interest in any Agenda item.</b> Cllr Minney declared an interest in the planning application for Burton Farm Cottage.	
3.	<b>Chairman's Announcements</b> Cllr Kerr reported that there have still been no applicants for the post of Clerk. He will include the matter on the agenda for the August meeting.	
4.	<b>Approval of Minutes of the Parish Council meeting held on 13<sup>th</sup> June:</b> Acceptance of the minutes was proposed by Cllr Bush, seconded by Cllr Flint - All those who were present in favour.	
5.	<b>Actions from Previous Minutes Where Not the Subject of an Agenda Item</b> Minute 13, 3 <sup>rd</sup> bullet: Potholes on road edge at junction of the road out of West Kington and the bridleway to Mountain Bower (BW37). Cllr Kerr action.	Cllr Kerr
6.	<b>Public Participation</b> See Planning items below.	
7.	<b>PLANNING</b> The following planning applications were considered: <ul style="list-style-type: none"> <li>• 17/05220/FUL: New Garage at 2 Priory Cottages, Nettleton (re-submission of 17/07175/FUL): A sketch had been received from the applicant, Patrick Stockreisser, to clarify the proposal, in particular to show how the outward opening gates would remain within the property boundary. On the basis of this additional information, there was a unanimous vote of <u>No Objection</u>.</li> <li>• 17/05891/FUL: New Dwelling at land adjacent to Wood Lane, Nettleton: The applicant, Ian Madge, explained the proposal and the reasons why he and his wife need a dwelling in Nettleton (as described in more detail in the planning statement which accompanies the application). The parish council then had a lengthy discussion about the proposal. There was an understanding of the applicant's need to live in the parish and wish for larger accommodation than their present small cottage. However the key issue was considered to be whether the proposed site can be considered to be "Infill" as defined in WC Core Strategy. A majority of councillors said that it is not infill and were most concerned at the precedent that would be set to encourage further applications for development in this and similar locations, if this application were to be approved. Other points made were that the development is too large to be considered as low cost housing and that there is no Neighbourhood Plan to support it. Three councillors disagreed and took the view that the application should be permitted and two commented that they feel that this land is not of particular value agriculturally and that organic growth is</li> </ul>	

	<p>preferable to planned development.</p> <p>Sadly, Councillor Flint was taken ill during the discussion and the meeting was adjourned while medical assistance was sought. Councillors then restarted the meeting and continued without Councillor Flint.</p> <p>A resolution was made <u>To Object</u> and it was carried by 4 votes in favour to 3 against. One other councillor had expressed a wish to object but was taken ill before the vote was taken.</p> <p>Cllr Scott was asked to Call-in the application in the event that the officer is minded to approve it but also to consider if the application should be called in on the basis that the parish council are divided on the issue, that this is an important test case and should not be decided under delegated powers.</p> <p>It was agreed that Cllr Kerr would prepare a statement to accompany the response of Objection, setting out the parish council views on both sides, to be agreed by e-mail before submission to WC.</p> <ul style="list-style-type: none"> <li>• 17/06235/TCA: Fell 1 Hawthorn at West Kington House: <u>No Objection</u>, unanimous vote.</li> <li>• 17/05188/FUL: Swimming Pool &amp; Conservatory &amp; Infill room on ground floor at Goulters Mill, Nettleton: <u>No Objection</u>, unanimous vote.</li> <li>• 17/05991/FUL: Side &amp; rear extensions at Burton Farm Cottage, Burton: <u>No Objection</u>, all in favour, except for Cllr Minney who abstained.</li> </ul> <p><u>Planning update:</u></p> <p>It was noted that the following earlier planning applications had been approval by Wiltshire Council:</p> <ul style="list-style-type: none"> <li>○ 17/04383/FUL: Temporary Caravan for 2 years, at Dalmahoy, Nettleton</li> <li>○ 17/03954/CLE: Certificate of lawfulness, for change of use of agricultural land to residential at Lockstone Villa, The Gibb. It was noted that the area of land had been substantially reduced from that in the initial application, thus addressing the parish council's concern.</li> <li>○ 17/03029/FUL: Land North-East of Fosse Farmhouse, removal of verge to create vehicle access &amp; gate.</li> </ul>	<p>Cllr Scott</p> <p>Cllr Kerr</p>
8.	<p><b>Finance Matters</b></p> <p>None</p>	
9.	<p><b>Proposed Footpath on Hillside, Burton</b></p> <p>The report from Cllr Kerr, which shows the scheme discussed previously in March 2017, was discussed. It was confirmed that the eventual objective is a footpath all the way to Acton Turville for the use of school children and others. The present objective is to investigate the possibility of creating a footpath alongside the especially dangerous section of narrow road on Hillside.</p> <p>It was agreed that Cllrs Kerr &amp; Newman should meet with landowners to establish whether, in principle, they would agree to a footpath on their land.</p>	<p>Cllrs Kerr &amp; Newman</p>
10.	<p><b>Parish Council website</b></p> <p>The report prepared by Cllr Futrell was discussed. The overall objective of providing a Parish Council owned website was supported. It was agreed that investigation of potential website providers should proceed and that a grant application should be made.</p>	<p>Cllr Futrell Cllr Kerr</p>
11.	<p><b>Councillor Training</b></p> <p>Training for new councillors: Cllr Kerr reported that it is hoped that a course will be arranged in October jointly with other parishes.</p>	

12.	<p><b>Highways &amp; Flooding</b></p> <p><u>Highways:</u> Cllr Beare reported as follows:</p> <ul style="list-style-type: none"> <li>• Patching of potholes, using the velocity-patcher (a machine that cleans out and patches potholes rapidly) is expected in the parish soon.</li> <li>• Repair of the crash barrier on Tolldown Road is now being programmed by the contractor Ringway.</li> <li>• WC have agreed where scalplings / aggregate, currently stored at Manor Farm, will be used in passing places by the masonry gang.</li> </ul> <p>The use of planings for repairing byways was queried. Cllr Scott said that this is normal practice in Wiltshire, as there is a legal requirement to maintain byways but planings are also used in passing places.</p> <p>Cllr Scott undertook to provide a WC statement regarding responsibility for any damage caused by stones or bollards placed on the highway verge.</p> <p><u>Trees in West Kington:</u> Cllrs Beare &amp; Kerr reported that there are two trees adjacent to the road to West Kington Wick which they consider need action by landowners:</p> <ol style="list-style-type: none"> <li>a. A large tree on the road edge opposite the start of the bridleway which has a thick branch leaning over the road. Cllr Bush to speak to the owner.</li> <li>b. A large tree which has abundant foliage low over the road near West Kington House and in wet weather is likely to obstruct even relatively low vehicles. Agreed that Cllr Kerr to write to the owner.</li> </ol> <p><u>Flooding:</u> Cllr Kerr reported on the WC Flood Group meeting which he had attended the previous day. A meeting is now planned by the EA to be held in August, jointly with Nettleton and Castle Coombe parish representatives, to discuss potential flood mitigation measures. Cllr Kerr will attend.</p>	Cllr Scott  Cllr Bush  Cllr Kerr  Cllr Kerr
13	<p><b>Any Other Business</b></p> <p>Cllr Kerr reported that BCA have been awarded £5000 towards the cost of Play Area equipment by WC Area Board.</p> <p>Cllr Minney queried whether it is acceptable for residents in the Westfield Farm complex to dump their lawn cuttings on the road verge thus killing off growth in the verge. Cllr Kerr undertook to investigate.</p>	Cllr Kerr
14.	<p><b>Date and time of next meeting</b></p> <p>The next meeting will be at 7.30pm on Thursday 10<sup>th</sup> August.</p>	

Meeting closed: 9.15pm