

Ashton Keynes Parish Council

Minutes of a meeting held in the Village Hall on Wednesday 13 September 2017

Present: Cllrs M Carter; M Cooper; S Crawford; B Ellison; A Levens; M Smith; E Tidmarsh; A Tindall; D Wingrove.

In attendance: The Clerk; Mr R Dance (Rob Dance Planning); (11 members of the public)

The meeting commenced at 7:15pm

Prior to the meeting, Mr Dance, a minerals planning consultant, gave a brief presentation of the plans for the development at Wheatley's Farm, High Road and down to the area by Three Bridges. It is proposed that the sand and gravel extraction at the site will be undertaken by Earthline, a company from Ogbourne St George. It is anticipated that around 725,000 tonnes of gravel will be extracted over an 8 to 10 year period. Representatives of Earthline will accompany Mr Dance at the exhibition to be held on the evening of 22 September and the morning of 23 September to answer queries and give further explanation to the proposals and potential impact on residents. The vehicles will only be using the southern access to the village and once the extraction has been completed the restoration would include fishing lakes, with some areas returned to agriculture. Wiltshire Council has advised that further research is required and once completed the application will be forward to Wiltshire Council. Mr Dance is looking for schemes that will result in a minimum impact on the village. The hard copy map circulated to the Councillors will be made available electronically to the Parish Council.

Mr Dance was thanked for his presentation and left the meeting.

Mr Chick addressed the Parish Council, as spokesperson for several members of the public attending, to re-iterate the objections to the proposed development on the land by Dairy Farm. These included that the application is contrary to the recent Neighbourhood Plan and Wiltshire Core Strategy; the site access is at a dangerous point on the B4696; increase flood risk to properties in Church Walk, Gosditch and the High Road; increase traffic in Gosditch to access village services; is contrary to the Ashton Keynes Conservation Area Statement, having a negative impact on the character in this part of the village; the development so close to the Thames Path would ruin the exceptional character of the western gateway to the village. It was noted that Mrs Nichol from Church Walk had drawn up a petition for users of the Thames Path and obtained over 100 signatures objecting to the proposal.

Other members asked the Parish Council to note that there were more than 200 objections on the website, although this could have been higher had the Wiltshire Council website fallen foul to technical issues. Further concerns were raised regarding the numerous footpaths that cross the proposed site and how the developers proposed to retain them.

The speakers were thanked for their observations and nine members of the public left the meeting.

Mr M Seymour addressed the Parish Council to say the footpath 27, by Three Bridges towards Minety, was badly overgrown and that over the parish boundary, the Minety footpaths 48, 5A and 55 were also in need of attention. Mr Seymour also made a request for the Parish Council to ask for a Tree Preservation Order to be place on the Copper Beech by Mill House in Church Walk as this is a good specimen.

Mr Seymour was thanked for his observations.

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2017/087 Apologies for absence accepted by the Council

Apologies for absence accepted by the Parish Council were received from Cllrs Wheatley and Berry

2017/088 Declarations of Interest

There were no declarations of interest

2017/089 To confirm the Minutes of the Council Meeting held on 12 July 2017

The minutes of the Council Meeting 12 July 2017 had been circulated previously and were agreed and signed as a true record.

2017/090 Parish Council Vacancy

There have been no applications received for the vacancy

2017/091 Matters to Report not included on the agenda

- It was noted that Cllr Berry had already requested a call in of the application for the Cable Ski Centre should the case officer at Wiltshire Council consider approving the application without confirming the conditions forwarded by the Parish Council. The target decision date for this application has been deferred to 22 September.
- Cllr Wingrove has contacted the other Chairs in the Minety ward to arrange a meeting regarding the Community Bus Service. The response has been that they are prepared to discuss the subject to ascertain if it is worth pursuing. A date is to be arranged.

Action: Cllr Wingrove
- Cllr Wingrove had contacted the owner of Lake 83 previously, where the link gully had been reported, and the owner had reported that he had received advice from a surveyor prior to linking the gully and confirmed it was to stop fish from his lake transferring to Lake 82 and to stop crayfish from entering Lake 83. The points of the conversation were to have been forwarded to Cllr Wingrove by email, which would then have been circulated to the Parish Council. (The Councillors had also requested sight of the surveyor's report for clarification.) As no email had been received from the lake owner, the situation is to be reported to the Environment Agency.

➤ **Action: The Clerk**
- PCSO Bordiss has agreed to undertake a random speed check along the High Road on an unspecified date. The Parish Council will be informed of the results.

2017/092 Chairman's Report

- The Chairman had attended the recent Area Board held in Crudwell Village Hall. Amongst other items, there had been reports from Malmesbury HEALS charity on its summer 2017 programme of activities and there will be an open forum on the Neighbourhood Watch scheme in Chippenham on 30 September, which Mr Eastham will attend. Cllr Tindall will attend the next Area Board meeting in November.
- The exhibition for Wheatley's Farm aggregates excavation was discussed and the Parish Council concluded that, in the best interest of the village, the Parish Council needed to ascertain the general opinion of the parishioners in order to see how to make further observations once the application had been formalised and forwarded to Wiltshire Council for approval. Cllr Smith

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agreed to check with Wiltshire Council for clarification of the Council's minerals policies and Cllrs Ellison, Tindall and Wingrove will continue a dialogue with the developer. A meeting will be organised for the public to attend and given the opportunity to air their views.

Action: Cllrs Ellison, Smith, Tindall and Wingrove

- The Millennium Green Trust had responded the offer of WWI memorial trees, stating that whilst the Green could accept the 21 trees proposed, the Trust felt that the path to the Church would be more appropriate, especially as it would tie in with the roll of honour at the Church, also, the new trees could replace those that are dying.
- The Chairman asked if the Clerk could ask the owners of the A Board at the junction of North End and Cox's Hill to remove the sign.

Action: The Clerk

2017/093 Clerk's Report –

The report had been circulated previously and it was noted that since the last meeting, the phone box had been decommissioned and has been adopted by the Parish Council. Cllr Wingrove agreed to organise the repair and maintenance work of the box so the defibrillator can be re-sited.

Action: Cllr Wingrove

The grass area by 10, 10a and 10b Gosditch is to be re-instated in the Open Space Maintenance contract along with the footpath between The Lotts and The Mead. The grant application from the Ashton Keynes Badminton Club was discussed and the Parish Council considered that club should approach the Area Board for 50% of the grant and then to match fund to £100.00. It was noted that the audit of accounts for 2016-17 had been completed without comment. The consultation on waste management by Wiltshire Council was noted for inclusion in the parish newsletter.

Action: The Clerk

The Parish Council resolved to increase the clerk's monthly salary to £440.80 per month, as from September

2017/094 Financial Report

Income since the last meeting:

Expenditure:

Clerk's salary (2 mths)	£859.20
OSM Contract (2 mths)	£1,800.00
Phone box adoption	£1.00
Room hire (July)	£19.00
Website	£160.44
Royal British Legion	£25.00
Clerk's expenses (3 mths)	£65.41
Website costs	£62.66
Grant Thornton auditors	£360.00
BHIB Ltd Insurance	£873.46
Grants	
Village Hall (3 yrs)	£5,508.00

Closing balance: £36,490.41

2017/095 Draft Wiltshire Housing Site Allocations Plan

Cllrs Wingrove and Carter attended the consultation event on 17 July at which they confirmed that the housing proposals in the Draft Wiltshire Housing Site Allocations Plan are consistent with the Neighbourhood Plan. Furthermore, the proposed changes to the Settlement Boundary are minor. The Councillors therefore agreed to send a letter of support to Wiltshire with regard to Ashton Keynes area, notably Section 5 - Housing Site Allocations, North and West Wiltshire Housing Market Area

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Policy H2 and Section 6 – Amended Settlement Boundaries A49 Figure A34
Proposed amendments to the settlement boundary for Ashton Keynes

Action: Cllr Wingrove

2017/096 Neighbourhood Planning Project review

The Parish Council had been given the opportunity to consider the next actions following the adoption of the Neighbourhood plan. The initial areas for consideration were the Environment and Historic Conservation projects. Cllr Levens agreed to establish working groups for these two elements in order for some of the projects in the Neighbourhood Plan to progress.

Action: Cllr Levens

2017/097 NALC briefing – General Data Protection Regulation; new legislation

The new regulation regarding data protection comes into force in May 2018, the Parish Council agreed to review the legislation on a regular basis.

2017/098 Request for contribution to Health and Wellbeing service

Wiltshire Council had requested that Parish and Town Councils contributed to the Health and Wellbeing service, a scheme that is well used in the area. The Parish Council discussed the request and decided to decline as it considered this to set a precedent for the future.

2017/099 Committees, Working Groups and Representatives' Report

- **Planning**

The minutes from the recent Planning Committee had been circulated previously.

- a) Application: 17/06974/FUL

Proposal: Erection of 27 dwellings, provision of staff car parking for Ashton Keynes School, provision of open space, new access and associated works including retention of footpath routes through site. (Revision to 16/07440/FUL)

Address: Land at Dairy Farm Bungalow and Dairy Fields

Decision: Objection as the application is completely at variance with the recently adopted Neighbourhood Plan; the site is outside the settlement boundary; the proposed housing is not required in Ashton Keynes and will put a strain on the local primary school and other local services. The proposed development is on a greenfield site rather than a brownfield site and is at variance with the principles of the Conservation Area in which it would be located. The potential developer has intimated that the new junction onto the B4696 will somehow assist in road safety, whereas there is a real concern that extra traffic accessing this already busy road will in fact create further problems. There are several public rights of way traversing the site including the Thames Path, footpath 9 and the footpaths which lead across the site include footpaths 11, 12, 13 and 14 which runs into footpath 13. The security at the school would be an issue as an access point to the rear would be difficult for the school to police. The recently created newt pond at the school, appeared to have been overlooked in the planners' survey.

Mr B Kimberley left the meeting

- b) Application: 17/06627/FUL

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Proposal: Change of use of land to light industrial to include re-positioning of "Approved" access and construction of light industrial building.

Address: Land at Manor Farm, North End

Decision: OBJECT to the relocation of the site entrance closer to the settlement boundary and the designation of land for industrial use - beyond that required for the footprint of the proposed industrial building and its associated car parking. The reason for the objection is that the proposed application substantially reduces the green space separating the industrial estate from the village settlement boundary and thereby goes against Core Policies 50 and 54 of the Wiltshire Core Strategy as this adversely impacts on the landscape character of the Parish, and the village, and degrades the tranquillity of the setting of the village. The Parish Council accepts the light industrial unit using the already approved access.

- **Open Space to include footpaths, hedges and water courses** – the working group looking into the watercourse in the village, had a site meeting with Wiltshire Officer, Richard Williams, who had expressed most interest in the watercourse in Back Street, it was noted that silt had built-up above pipe level along the course, once these have been cleared, Wiltshire can send out a jet cleaner to clean out the drains which effect the highways. Mr Williams had forwarded a strategic schedule on how to approach riparian owners. Initially, a face to face dialogue, which, if unsuccessful, can be followed up with a more formal approach. This schedule has commenced and some of the riparian owners have responded already. The working group will provide a schedule/map to highlight its progress.

Action: Cllrs Tidmarsh and Levens

Mr M Seymour left the meeting

- **Village Hall** – nothing to report
- **Playing Field Committee** – nothing to report
- **Minerals Liaison** – nothing to report
- **Cotswold Water Park** – CWP Biodiversity & Estates Manager, has forwarded an invitation to Councillors to visit the Cleveland Farm. Cllrs Carter, Smith and Tindall agreed to accept the invitation.

Action: Cllrs Carter, Smith and Tindall

There was another invitation from CWP to the official opening of the CWP and Beach on 22 September. No Councillors took up the invitation.

- **School Governors** - The new term has started with 210 pupils at AKPS; reception class has 28 pupils; during the last term of 2016/17 the school achieved an "Outstanding in all areas" rating from SIAMS, the church schools assessment body, and a "Good, a whisker away from Outstanding" from OFSTED, in recognition of the excellent progress being made; SATS results for the year were also good and well above national and regional averages and there is more information on the school website.
- **Police** – the report had been circulated previously; the only incident reported from the Ashton Keynes area was arson on 21 August at a Cotswold Community hay barn causing £18,000 of damage.

2017/100 Matters for the next meeting

Councillors were reminded to inform the clerk by 4 October should any additional items be required. Cllr Carter requested that the trees along footpath 18 be reviewed as they are impeding the light.

2017/086 Date for next meeting 11 October 2017.

The meeting was concluded at 09:55pm