
GREAT SOMERFORD (INCORPORATING STARTLEY) PARISH COUNCIL

Minutes of the Parish Council Meeting 4 October 2023 Community Room@ 7.30 pm

Present Cllr M Griffiths (Chair) Cllr T Sturgis
Cllr A Lennox Cllr D Todd
Cllr H Lennox Cllr I Vout

In attend'ce H Wallace (Clerk) 5 members of the public

PQT

Public Questions

A member of the public spoke on behalf of affected residents about the horse chestnut tree on the grassed area at the east end of Manor Park. Photos of the tree had been included in the meeting pack and were passed around to Cllrs. Since there is no known ownership, the land is assumed to be "Crown Land", and therefore under the management of Burgess Salmon solicitors in Bristol. A recent communication has been made to the solicitors stating that the tree is dangerous due to its immense size, its shedding leaves on the paths which could cause parishioners to slip, and the potential for falling branches. The PC aims to push for the trees to be crowned by the land owner. Neighbours are tidying leaves and have requested a bin. As well as the danger of hazardous walkways, the leaves could also block drains. **Action:** Cllr Sturgis to chase confirmation of land ownership and subsequent action plan.

A member of the public raised concerns about the storage building in Heath Lane where planning application had been refused but Wiltshire Council have allowed an appeal. The PC had no comment on the original planning application, but plans to comment on the appeal. **Action:** Any comments from parishioners can be sent to the Clerk, and Cllr Toby Sturgis will consolidate and comment.

A member of the public asked about planning application PL/2023/06033 at West Street, which is within the planning section.

WCR

Reports from Unitary Councillor and Council Representatives

Cllr Threlfall couldn't attend due to being unwell

The PC publicised upcoming events within the week, regarding the Local Plan and discussed that Cllr Threlfall's suggestion of a consultant to assist with reviewing the Neighbourhood Plan would be a good one. **Action:** Cllr Sturgis to request consultant details.

It was discussed that the parish is on the list for having gullies cleared, albeit the list of priorities moves.

Apologies for Absence

Apologies from: Cllr Barker, Cllr Harper, Wilts Cllr Threlfall



Declarations of Interest

None

Intro

Minutes and Matters Arising

The Minutes of the Parish Council Meeting held 6 September 2023 were **approved** and **signed** by the Chair as a true record. **Proposed:** Cllr Todd, **Seconded:** Cllr H Lennox

Actions:

The action register was reviewed and there were no urgent actions.

3. CIL

CIL Projects and proposals were discussed

Cllrs discussed a new safety fence for Winkins Lane Playground, three posts are rotting and others may not be far behind. In addition the posts and chain around the Wedding Tree in Winkins Lane are rotting. **Action:** Cllr Vout to obtain three quotes for a new weld mesh fence and to replace the visible wedding tree posts.

The picnic table under the gazebo is rotten and needs to be removed. Action: Cllr Vout to source a wood-effect plastic replacement, plus pigeon spikes for the gazebo roof.

Cllr Sturgis has a new contact in the land department at the Diocese of Bristol with whom to discuss the proposal for a recreation area in the Glebe Field and will check a week before the next meeting for a response.

4. Planning Applications received since last meeting:

PL/2023/06033 - Permission in Principle

Land at West Street, Great Somerford, Chippenham, SN15 5EH Permission in principal for development of up to 2 dwellings. Decision date: 11-10-2023

A similar application a year ago was refused because of the aesthetic, problems with access, drainage and the conservation area, and the same arguments would apply to this small development. The lack of five-year land supply would not be solved by two houses and this would not be classified as a limited infill approach. Cllrs agreed that on this basis and with concerns over access, heights, materials etc there would need to be an objection. Proposed: Cllr A Lennox, Seconded: Cllr D. Todd. **Action:** Cllr Sturgis will put together all the aspects in order to raise an objection to the proposal. There are already some objections on this planning application.

PL/2023/02788 - Full Planning Permission

The Old Builders Yard, Startley, Wiltshire, SN15 5HG

Erection of 2 new dwellings, in the alternative to 2 residential conversions pursuant to application PL/2022/04055. Decision date: 23-10-2023

The PC had agreed for the conversion of the existing buildings, but they have now applied to take it down and build new. It was understood that the buildings may not be suitable for conversion. The new proposed buildings are single storey L-shaped houses and would not be too dissimilar in outlook and style to existing buildings; suitable, sympathetic and with permitted development rights removed so cannot be auto extended. Approved. Proposed: Cllr A Lennox, Seconded: Cllr Todd



Applications determined since last meeting:

PL/2023/05609 - Householder Application

Lady's Walk House, West Street, Great Somerford, Chippenham, SN15 5EH The addition of a new, single storey outhouse, built to accompany an existing pool in the garden space of Lady's Walk House, Decision: Approve with Conditions

PL/2023/06888 - Proposed Works to Trees in a Conservation Area

PARSLOE, HOLLOW STREET, GREAT SOMERFORD, CHIPPENHAM, SN15 5JD

The application is for felling of a tall, thin, single stem Silver Birch tree located on the eastern boundary, near the north-eastern corner, of the Parsloe property . Mr Loader, the tree owner, has been made aware and has agreed to felling of the tree. In any event the top half of the tree which overhangs the Holmdale property (see Figure 2) would be removed. Decision: No Objection

PL/2023/07045 - Proposed Works to Trees in a Conservation Area SUNNYSIDE, FROG

LANE, GREAT SOMERFORD, CHIPPENHAM, SN15 5JA T1 - Poplar tree to be removed

Decision: No Objection

Application just received:

PL/2022/08276 Appeal regarding - Erection of a storage building in association with existing travellers caravan site (Resubmission of PL/2021/07287) The Parish Council can submit new information to this appeal **Action:** Cllr T Sturgis will comment to object. Proposed: Cllr H Lennox, Seconded Cllr T Sturgis seconded.

b) Housing developments

Broadfield Farm has been sold to Cotswold Homes, who are keen to move quickly - they are putting in a variation to change the porches and another minor change, with intention to start building in November. They will be accessing via a separate entrance rather than the existing entrance road. There is currently not much activity in the Broadfield Farm development in terms of the required remediation work where there has been water ingress into the roofs; the surveyors have reported a list of issues and scaffolding has been erected on four of the homes. There are issues between the surveyors and the development company. **Action:** Cllr Sturgis/Cllr Todd to consider if this can be supported via a complaint to Backhouse.

On Demainbray Close, two houses remain unsold. The hedge that was obstructing the walkway has been cut by workmen.

Action: Cllr A Lennox to follow up with Ashford Homes about cutting the verge towards the Dauntsey Road development.

c) Neighbourhood plan

No update other than that mentioned at PQT

5. Finance **Finance**

a) **Monthly Finance Report**

The Finance report was **received**. The Parish Council **ratified & approved** transactions processed since the last meeting (£826.24 payments). The Treasurer and Deposit accounts were reconciled to 30 September and will be signed by Cllr Barker, a non-signatory of the bank accounts. **Action:** Cllr Barker. Proposed: Cllr Todd, Seconded: Cllr H Lennox .



Balances were as follows:

Current Account £16,212.33
Deposit Account £30,287.36
Fixed Term Deposit Account £55,000.00
Combined total £101,499.69

Action: The Clerk to contact Cllr Harper regarding a draft budget for consideration at the next PC meeting in November.

The Parish Church have requested a bigger donation than last year (£300) and the PC discussed a possible use could be to donate oil used to heat the church, which would be seen as a benefit to the community as a whole for events held at the church, in addition to services. The PC also discussed possible ways to fund a larger donation. This will be decided upon at the November meeting.

6. Managed Winkins Lane Playground
Facilities The games box has had items destroyed, padlocks taken and the box vandalised. The PC agreed to replace one more time and assess.

The PC agreed to purchase bark for the safety surface of the play area.
It was noted that the ROSPA safety inspection is expected to be taking place shortly.

Community Room

No updates this time.

7. Environment To discuss:
a) Any actions for the Parish Steward or Council
It was reported that the Parish Steward has visited the area regularly recently. **Action:** Cllr Vout will ask the Parish Steward to trim the footpath on West Street, and request that the large group of potholes on Seagry Road between Great Somerford and Seagry are addressed very soon.

To receive:

- b) An update on Footpaths in the Parish
It has been determined that the kissing gates discussed at the previous PC meeting are on public footpaths, so the PC are able to approve. The details will be voted on at the November meeting.

8. Standing To discuss any updates regarding:
Items Cemetery – the new noticeboard is much better.
Communications; Gt Somerford and Startley Defibrillators; Book Exchange; School's Liaison; Website; - no updates

War Memorial – The plan now is to put gravel around the memorial which was agreed in principal with quotes to be emailed around and ratified at the November meeting.

Action: Cllr Todd will get quotes and will liaise with Cllr Sturgis over the specifications.
Proposed: Cllr Griffiths, Seconded: Cllr A Lennox

Speeding – Cllr A Lennox reported that speed enforcement has been active in Little Somerford and Charlton. He will provide data to the police and will write to the school to urge them to apply for a 20 limit zone in the vicinity.

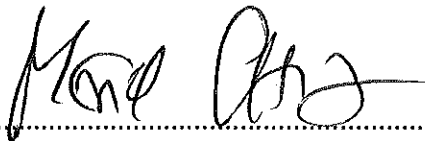
Cllr H Lennox informed that the revised Emergency Plan will be published to Cllrs in the next week for review.

Agenda item 1c was moved to the end of the meeting. The PC has received two expressions of interest for the role of Cllr which will need to move to a vote. This will be completed at the November meeting. Cllrs discussed attendance at meetings. **Action:** Clerk to provide guidance on attendance and co-option of Cllrs to the Chair.

Notice

Dates for Future Meetings @ 7.30 pm – 1 November in the Community Room.

The meeting closed at 9.05 pm

Approved  Chair

Date 1/11/23

