

SEMINGTON PARISH COUNCIL

Minutes of the meeting held on 12 July 2017 at 8.00pm in the Village Hall

Present.

Councillors B Smyth (Chairman), P Bowyer, R Oglesby, S Rimmer, R Robinson, P Smith, W Scott, C Wade and the Clerk, Roger Coleman.

Wiltshire Council, Cllr. J Seed attended (Part-time).

PCSO Simon Partington attended (Part-time).

There were seventeen members of the public present initially.

1. Apologies.

There were no apologies for non-attendance. All councillors were present.

2. Declaration of Interests.

a. Cllr. Robinson signed the Declaration of Office Form which was countersigned by the Clerk. The Clerk drew the councillor's attention to the obligation to register interests in accordance with the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 and he provided a copy of the Semington Code of Conduct and details of how to register interests.

b. There were no interests declared by councillors.

3. Minutes of the Ordinary Parish Council Meeting held on 14 June 2017.

The Council **resolved** that the minutes were a true and accurate record. The Chairman signed the minutes.

4. Community Policing.

PCSO Simon Partington had sent a written report to the Clerk prior to the meeting that the Clerk had sent to all councillors and prior to PCSO Partington's attendance at the meeting, the Clerk read out that part of the report relating to 'Local Crimes' at the meeting. The full report relating to local issues is shown below, in italics.

This report relating to 'Local Crimes' is reproduced in full below, shown in italics

CURRENT SECTOR SERIES/ Exceptions

Crime Exceptions are where the volume of crime exceeds the levels we would expect over a specified period. This is based on evaluation of data, over like to like periods historically.

The crime rate for the Melksham area over the month of June was the average we would expect. We recorded 133 crimes this month, and there were no crime exceptions. The crime rate is stable compared with previous months, which is positive as we enter the summer period. It is also largely consistent with the number of crimes we recorded in June 2016 (125).

Local Crimes

29/06/2017 A350 Littlemarsh/Semington – Report of stolen vehicle travelling on A350. Vehicle was located, stopped and searched. Small amounts of cannabis found as well as credit cards in other people's names, a selection of mobile phones and an Asp.

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OTHER INFORMATION

EVENTS... As we start heading in to Spring and Summer, many groups and individuals start to organize various events and gatherings. A toolkit is available from Wiltshire Council which gives fantastic guidance and advice for most types of events, including topics ranging from traffic management to toilets, and gives contact details for which agencies and departments need to be contacted when applying for various licences or road closures.

It can be found at <http://www.wiltshire.gov.uk/public-events-toolkit.pdf>

In essence, all organisers must be responsible for identifying any risks and putting in measures to remove or reduce them.

SPRING IS HERE... As the warmer weather starts to appear it is tempting to throw open the windows and leave doors ajar to allow for the fresh air to flow through, BUT, this is often an open invitation to opportunistic burglars. Please do be mindful about keeping windows closed, many modern windows allow you to lock them whilst slightly ajar and I would urge you to do this if you have the capability to do so. Even if you are only in the back garden having out the washing or mowing the lawn, please ensure that your front door remains locked. Don't give these opportunists any excuse to try their luck at your property.

For a detailed breakdown of the crime in your area visit...

<https://www.police.uk/wiltshire/>

PCSO Partington reported that in addition to dealing with the incident referred to in the verbal report from the Clerk there had been a second incident involving a car which was dealt with satisfactorily. He commented that there had been a number of incidents concerning 'Nottingham Knockers' and that if parishioners are suspicious of any callers they should contact the police on Telephone No. 101. He added that changes to the Community Policing Model and a shortage of staff had led to delays relating to the 101 service but that this is now being addressed.

There were no matters raised by councillors.

5. Adjournment.

The Chairman adjourned the meeting.

The Chairman read out a statement that summarised the current position regarding the Appeal Hearings that related to the current Oxford Law (Framptons) and Richborough Appeals (APP/Y3940/W/16/3162997 & APP/Y3940/W/16/3164255). This statement is attached to these minutes.

There was an exchange of views with members of the public.

The Chairman then reconvened the Parish Council meeting.

6. Wiltshire Council Report.

Cllr. Seed stated that the Governors of Seend Primary School who were now managing St Georges School, Semington had asked the Area Board for a £500 grant towards the cost of new hedging at St Georges School and that Semington Parish Council be requested to match fund this grant.

The Parish Council **resolved** that it was unaware of this request and that it would await a formal request for this match funding and that it would be a formal Agenda item in the future.

Cllr. Seed also made reference to the proposed safety improvements on the A361 (Littlemarsh/Semington area).

Cllr. Seed noted that Planning application 17/03768/VAR (Lansdowne) had been refused and Cllr.

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Oglesby enquired whether any necessary enforcement action would be taken. There ensued a lively exchange of views between Cllr. Oglesby and Cllr. Seed regarding the effectiveness of Wiltshire Council enforcement action; Cllr. Oglesby arguing that it had proved largely ineffective in the past, especially in relation to the traveller sites and Cllr. Seed countering this view by explaining that Wiltshire Council had taken appropriate action within the existing law.

7. Planning.

a. The Council noted the status of Extant planning applications:

17/03728/FUL	18 Pound Close	Proposed two storey side extension with front porch. Conversion of existing outbuilding to annexe.	Approved
17/03768/VAR	Lansdowne, Littleton	Variation of conditions 2, 4 and 7 (site layout) of planning approval 15/08789/FUL to allow up to 14 caravans with associated ancillary development.	Refused

The Council **resolved** that Wiltshire Council is to take enforcement action in relation to the refusal of Planning application 17/03768/VAR and that Cllr. Seed be informed of this resolution.

b. The Council examined the following planning application and **resolved** to send comments to Wiltshire Council as shown (in italics):

17/05132/FUL	Twyford Farm, The Strand, Keevil	Construction of stable block and re-routing of public footpath Keev22.	Comments by 18/7/17 (Keevil PC)
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The Council has no objections to this proposed development.

c. There were no planning applications received after 4 July 2017.

d. The Council had explained and reviewed the progress of the current Oxford Law (Framptons) and Richborough Appeals (APP/Y3940/W/16/3162997 & APP/Y3940/W/16/3164255) under Agenda item 5 'Adjournment' and no further discussion ensued.

e. The Council noted that there are Wiltshire Council consultations on Settlement Boundaries and Housing Strategy Allocations and the Clerk was asked to find out the exact dates for these respective consultations.

f. There were no other planning matters.

8. Finance.

a. The Clerk reported that the current financial position at 12 July 2017 was as follows:

Lloyds A/C 2149025

Bank Statement 31 May 2017	£ 18,544.35
Total:	£ 18,544.35

Credits (1 June 2017 to 30 June 2017):

HMRC PAYE Month 2 (R P Coleman)	£ 118.80
Total:	£ 118.80

Debits (1 June 2017 to 30 June 2017):

13 July 2017

Roger Coleman

Clerk to Semington Parish Council

Chairman's Signature _____

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Clerk's Salary (May)	£	296.79
Clerk's Expenses (May)	£	23.24
R Randall (Internal Audit)	£	100.00
HMRC PAYE Month 2	£	118.80
Wiltshire Wildlife	£	36.00
Wiltshire Bobby Van Trust	£	50.00
Clerk Office Allowance	£	150.00
Dorothy House	£	30.00
Total:	£	804.83

Balance at 30 June 2017:

£	17,858.32
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Credits (1 July 2017 to 12 July 2017):

None

	£	-
Total:	£	-

Debits (1 July 2017 to 12 July 2017):

Clerk's Salary (June)

	£	296.79
Total:	£	296.79

Balance at 12 July 2017:

£	17,561.53
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Minus Semington War Memorial Monies Remaining:

	£	375.99
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Parish Council Balance at 12 July 2017:

£	17,185.54
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Lloyds A/C 7754288

Bank Statement

31-May-17

	£	7,614.01
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Credits

Interest (Approx)

	£	0.30
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Interest (Approx)

	£	0.28
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	£	0.58
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Debits

None

	£	-
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	£	-
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Balance at 12 July 2017:

£	7,614.59
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Total Balance in Hand at 12 July 2017:

£	24,800.13
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Payments to be authorised (12 July 2017).

Clerk's Salary (July)	£	296.79
Clerk's Salary (August)	£	296.79
Office Expenses (June)	£	7.42
HMRC/PAYE Month 3	£	118.80
HMRC PAYE Month 4	£	118.80
Neill Newport	£	1,032.00
Village Hall Hire - 2017	£	490.00
TOTAL:	£	2,360.60

Donations/Subscriptions to be considered (12 July 2017).

None

	£	-
TOTAL:	£	-

b. The Council **resolved** to invite the Internal Auditor to review the Financial Regulations.

c. The Council **resolved** to make all the payments under 'Payments to be authorised' above including a payment of £27.60 to Citaglen and a payment of £16.30 to Cllr.Smyth for the photocopying costs associated with the village-wide leaflet drop advising parishioners of the Planning Appeals.

9. Wessex Close Play Area.

Councillors noted that the Wessex Close Play Area had now been placed on the Wiltshire Council Maintenance Schedule and that the grass had been cut recently. The Council **resolved** that it would not seek a transfer of this responsibility to the Parish Council.

10. Highways/Environment.

a. Cllr. Rimmer stated that Path SEMI17/20 was obstructed.

Cllr. Scott reported that recent grass cutting on the A361 opposite the crematorium had resulted in the destruction of a third of the trees that had been planted by the Parish Council to enhance the appearance of that area. Councillors expressed the view that this was wanton vandalism and that it must have been obvious to the grass cutting contractor that he was damaging these trees. It was agreed that representations be made to Wiltshire Council and Cllr. Rimmer was requested to contact Wiltshire Council.

b. Cllr. Robinson gave a full report on the proposed safety measures on the A361 road and these measures included narrowing the road near to the Littlemarsh/Semington junction, increasing the size of the central 'triangle', cutting back vegetation, introducing 'dropped kerbs' and relocating the pathway on The Turnpike side of the road. He added that the total cost as estimated by Wiltshire Council was £13,800. There ensued a discussion on the benefits of the proposed measures for parishioners.

c. The Parish Council **resolved** that the proposed road safety scheme be adopted and the Parish Council further **resolved** to contribute £5000 in 'matched funding' towards the scheme. The Clerk was asked to advise the Chairman of the Area Board (Cllr. Roy White), Mark Stansby

13 July 2017

Roger Coleman
Clerk to Semington Parish Council

Chairman's Signature _____

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(Wiltshire Council) and Rhys Schell (Wiltshire Council Community Engagement Manager) accordingly.

d. The decision whether to erect a flagpole at the Village Hall Car Park and the decision whether to re-introduce 'May Day' celebrations were deferred until a subsequent meeting.

e. The Chairman reported that a Working Party comprising councillors and parishioners had undertaken weed clearance in the village on the previous Saturday and that the appearance of the village had been greatly improved.

Cllr. Robinson stated that he was intending to tidy up the Ragged Smock area and councillors commented that the Wessex Close Recreation Area needed clearing of unwanted vegetation in some areas.

11. Melksham Community Area Board/Community Area Transport Group Meetings.

a. Councillors noted that the next Area Board meeting was to be held on 13 July 2017.

b. In response to a request from the Chairman of the Area Board for comments regarding future CATG/PC/Area Board Funding arrangements for projects the Parish Council **resolved** that the request for matched funding from Parish Councils should be sensitive to the size of that Council and its annual precept.

12. Neighbourhood Planning.

a. It was reported that the Chairman of Seend Parish Council and the Chairman of Semington Parish Council have yet to meet to discuss a common approach to be adopted in view of any implications to either parish following the development of a Melksham Neighbourhood Plan.

Cllr. Scott explained that in his discussions with Wiltshire Council it appeared to be possible to develop a 'Community Led' 'Parish Plan' and that he would make further enquiries of Wiltshire Council in respect of developing such a 'Community Led' plan. He added that he would have undertaken this task earlier but attendance at the Appeal Hearing had taken precedence.

b. There were no other actions considered necessary.

13. Wilts & Berks Canal.

There was nothing reported in respect of current developments.

14. Tennis Court.

It was reported that the refurbishment of the Tennis Court had been completed satisfactorily.

15. Any Other Business.

Cllr. Scott invited councillors to consider developing a specific Parish Council website.

16. Date of Next Meeting.

The Council noted the dates of the following meetings thus:

- 20 September 2017
- 18 October 2017
- 15 November 2017

The meeting concluded at 10.05pm.

B D T Smyth.
Chairman, Semington Parish Council

20 September 2017

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Summary of Appeal Hearing 8/7/17 to 7/7/17.

1. Wiltshire Council argues that both developers' "speculative" applications should fail because
 - a. there is a 5-year housing land supply in place
 - b. it is contrary to Wiltshire Council's plan-led approach to build outside village settlement boundaries
 - c. development in villages such as Semington should be limited to that meeting housing need in the settlement, and improving employment opportunities, services and facilities
 - d. the Melksham housing market area does not now need any more housing development other than what is currently planned
 - e. there is serious landscape and heritage harm in the proposed developments
2. Oxford Law and Richborough say that the Council's 5-year housing supply is not in place because delivery of many of those houses given permission for is not certain in the 5-year period to 2021. Anyway, they say, housing supply targets are minima and the government wants planning approvals above these levels.
3. Wiltshire Council and Oxford Law argue that the Richborough application should fail because most of their site (Great Lees Field) is not "available now" as there is an unresolved village green application; as no one can know the outcome of the application, there is no certainty that any houses can be built.
4. Oxford Law say that the Richborough application should fail on both landscape and heritage grounds because of its proximity to the canal and, in particular, to the aqueduct.
5. Richborough and Wiltshire Council say that the Oxford Law application should fail on heritage grounds because of its proximity to the fine northern aspect of St George's Court.
6. Each developer says that the other developer's objections to their scheme are worthless and should be given no weight by the Inspector.
7. Richborough argue that the Wiltshire Council decision to support the Hannick Homes development (also with support from the PC) shows that the Wiltshire Council plan-led approach is flexible. Thus, they say, if it can be flexible for Hannick Homes, then why not for Richborough?
8. No evidence was heard in relation to the 5-year housing land supply; this will happen in September 5th to 8th By then the current number that Wiltshire Council has will probably

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- have
increased. Wiltshire Council is also expecting two further Appeal decisions over the
Summer
where its 5-year numbers will also be tested.
9. Wiltshire Council does not propose to alter Semington's settlement boundaries,
save to
include recent developments and regularise some garden edges.
 10. Richborough has now said that it will contribute 40% affordable homes on its site (rather
than
the 30% it initially proposed). This increased offer for affordable housing will give more
weighting to their application as it delivers more than required of the Government target.
This
makes it likely to score more highly in the planning balance than Oxford Law in this
respect.
 11. Richborough says that it will (this week) ask the secretary of state to make the appeal
decision
(with the Inspector only making a recommendation). It says it has two grounds:
 - a. that Wiltshire Council's registration of the village green application was contrary to
what
recent legislation intended
 - b. that the two applications have not been treated in the same way by the Inspector
 12. Revisions to the housing need figures for each market area have been delayed, and will
now
not be published until after the next Appeal hearings. This suggests that these might
continue
into the autumn.
 13. We learned that any shortage of houses in Wiltshire is not because Wiltshire
Council is
refusing planning permission; rather, it is after this happens that delays occur.

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Cllrs. Smyth, Smith, Scott.