

# SEMINGTON PARISH COUNCIL

## Minutes of the meeting held on 20 September 2017 at 8.00pm in the Village Hall

### Present.

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

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

There were four members of the public present initially.

### **1. Apologies.**

Apologies for non-attendance were received from Cllrs. Robinson and Smith.

### **2. Declaration of Interests.**

There were no interests declared by councillors.

### **3. Minutes of the Ordinary Parish Council Meeting held on 12 July 2017.**

The following amendment was agreed in respect of the Minute at Agenda item 6 'Wiltshire Council Report', 3<sup>rd</sup> Paragraph, Last Line:

Insert 'claimed that they had' between '...Wiltshire Council had' and 'taken appropriate action....'

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

### **4. Community Policing.**

The Parish Council understood that PCSO Simon Partington is no longer part of the Community Policing Team responsible for Semington and that a replacement is awaited. There is, therefore, no Community Policing Report.

Councillors commented that the current Community Policing model appeared to be ineffective in providing engagement with the community and that the hitherto regular presence of a member of the Community Policing Team in the Parish was now a rarity. The Clerk was asked to write to the Chief Constable, copy to the Police and Crime Commissioner, pointing out these shortcomings, the value the community places on the Community Policing Team and asking how the situation is to be remedied in the future. The Chairman commented that the Community Policing Team support for the 'No Entry Watch' scheme had also been greatly reduced.

### **5. Adjournment.**

The Chairman adjourned the meeting.

The Chairman, assisted by Cllr. Scott, gave a summary of the proceedings of the recent Appeal Hearings in respect of Oxford Law (Framptons) and Richborough Appeals (APP/Y3940/W/16/3162997 & APP/Y3940/W/16/3164255). A statement of this summary 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 gave a brief report on the following topics:

- Semington Salt Depot – It is to be relocated, though not until after the current Winter.
- The Area Board grant and the associated A361 safety improvements - This project was

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now subject to detailed planning.

- The Wiltshire Council Parking Charge consultation - The proceeds from the car parking charges are dedicated to maintaining the existing bus services and a current shortfall in receipts has prompted the consultation.

## 7. Planning.

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

17/05132/FUL	Twyford Farm, The Strand, Keevil	Construction of stable block and re-routing of public footpath Keev22.	Pending
17/06879/FUL	2 The Hunt Close	Demolition of existing conservatory and garage, construction of new family room and garage.	Approved
17/06624/FUL	Fairfields, Devizes	Conversion of part of old dairy parlour to a micro-distillery	Pending

b. There were no planning applications received after 15 September 2017, although a Melksham Without planning application (17/06784/VAR) relating to improving the security of the Air Ambulance station had been sent to all councillors.

c. A summary of the proceedings of the recent Appeal Hearings (Richborough and Oxford Law) is attached to these minutes and is the summary provided at Agenda item 5 'Adjournment'.

d. The Council resolved to send the following statement to Wiltshire Council in respect of the Settlement Boundary/Housing Strategy Consultation (in italics):

*The Semington Settlement Boundary excludes the property at 14 The Knapps. This property should be included within the Settlement Boundary.*

e. The Chairman advised the Council that he had learned that the Hannick Home building schedule indicated that ten houses are to be built in 2019/2020 and a further fourteen in 2021/2022.

Cllr. Wade observed that this would result in the availability of allotments in 2020/2021 or thereabouts.

The Chairman stated that he had written to Michelle Donelan MP and Wiltshire Council regarding the Bus Gate and although he had received a reply from the MP stating that she had requested Wiltshire Council (Toby Sturgis) to consult with him and to set up a meeting nothing had been heard from Cllr. Sturgis. The Chairman stated that he would contact Michelle Donelan to alert her to the current situation.

## 8. Finance.

a. The Clerk reported that the current financial position at 20 September 2017 was as follows:

### Lloyds A/C 2149025

Bank Statement	£	18,008.32
30 June 2017		
Total:	£	<b>18,008.32</b>

### **Credits (1 July 2017 to 31 July 2017):**

HMRC PAYE Month 3 (R P Coleman)	£	118.80
HMRC PAYE Month 4 (R P Coleman)	£	118.80
Total:	£	<b>237.60</b>

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**Debits (1 July 2017 to 31 July 2017):**

Clerk's Salary (June)	£	296.79
Clerk's Expenses (June)	£	7.42
Neill Newport (Tennis Court)	£	1,032.00
HMRC PAYE Month 3	£	118.80
HMRC PAYE Month 4	£	118.80
B Smyth (Photocopying)	£	16.30
<b>Total:</b>	<b>£</b>	<b>1,590.11</b>

**Balance at 31 July 2017:**

	<b>£</b>	<b>16,655.81</b>
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**Credits (1 August 2017 to 31 August 2017):**

None	£	-
<b>Total:</b>	<b>£</b>	<b>-</b>

**Debits (1 August 2017 to 31 August 2017):**

Clerk's Salary (July)	£	296.79
Village Hall Hire	£	490.00
Citaglen (Sign)	£	27.60
<b>Total:</b>	<b>£</b>	<b>814.39</b>

**Balance at 31 August 2017:**

	<b>£</b>	<b>15,841.42</b>
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**Credits (1 September 2017 to 20 September 2017):**

WC Precept (Part)	£	6,000.00
<b>Total:</b>	<b>£</b>	<b>6,000.00</b>

**Debits (1 September 2017 to 20 September 2017):**

Clerk's Salary (August)	£	296.79
<b>Total:</b>	<b>£</b>	<b>296.79</b>

**Balance at 20 September 2017:**

	<b>£</b>	<b>21,544.63</b>
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**Minus Semington War Memorial Monies Remaining:**

	£	375.99
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**Parish Council Balance at 20 September 2017:**

	<b>£</b>	<b>21,168.64</b>
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**Lloyds A/C 7754288**

Bank Statement 30-Jun-17	£	7,614.01
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## Credits

Interest	£	0.32
Interest (Approx)	£	0.28
Interest (Approx)	£	0.26
Interest (Approx)	£	0.24
	£	1.10

## Debits

None	£	-
	£	-

**Balance at 20 September 2017:**

	£	7,615.11
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**Total Balance at 20 September 2017:**

	£	28,783.75
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### Payments to be authorised (20 September 2017).

Clerk's Salary (September)	£	296.79
Office Expenses (July)	£	9.14
Office Expenses (August)	£	43.38
HMRC/PAYE Month 5	£	118.80
HMRC PAYE Month 6	£	118.80
Annual Return (External Auditor) Invoice	£	120.00
<b>TOTAL:</b>	£	<b>706.91</b>

### Donations/Subscriptions to be considered (20 September 2017).

None	£	-
	£	-
<b>TOTAL:</b>	£	-

b. The Clerk reported that he had received the completed Annual Return for FY2016/17 from the External Auditor, Grant Thornton, confirming that all matters were satisfactory and added that there were no matters that had to be brought to the attention of the Parish Council. He presented the Annual Return to the Chairman and Council to confirm this fact. On behalf of the Parish Council, the Chairman and the Council thanked the Clerk for his conscientiousness.

c. The Council **resolved** to make all the payments under 'Payments to be authorised' above including a donation of £500 to St Georges PCC.

## 9. Highways/Environment.

a. Councillors commented that although the gateway to Path SEM17/20 had been cleared, the path was still obstructed. The Clerk was asked to contact Wiltshire Council to ask if they had taken action with respect to clearing this path.

Cllr. Rimmer reported that there are three dead trees in the village that need attention. It was resolved that the dead trees be removed and that new trees be planted in their place – possibly Rowan trees or Silver Birch trees. The Council **resolved** that the cost of these trees would be agreed at the next meeting.

21 September 2017

Roger Coleman  
Clerk to Semington Parish Council

Chairman's Signature \_\_\_\_\_

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Cllr. Rimmer suggested that a new trees – around ten trees – be planted opposite the crematorium to replace those destroyed by Wiltshire Council when grass mowing in the area. He proposed that these trees be a feature of the landscape and that the planting scheme be agreed with Wiltshire Council. He also suggested that the Jubilee Wood should be inspected to see if any husbandry was required.

Cllr. Scott reported that the road drain outside St Georges School was blocked and needed clearing. He stated that he would contact Wiltshire Council. Cllr. Smyth stated that he would also tell Stuart Renfrew.

b. In the absence of Cllr. Robinson it was noted that Wiltshire Council is to undertake the safety improvements on the A361 – aided by a grant of £5000 from Semington Parish Council – and that the scheme of works was now in the planning stage.

c. Discussion on the refurbishment of the telephone kiosk and identifying a use for it was deferred until the next meeting when Cllr. Smith would be present.

d. The request for dropped kerbs at St Georges was deferred until FY2018/19.

e. The Council noted the correspondence regarding the Canal Swing Bridge and requested the Clerk to write to the Canal and River Trust supporting the sentiments in the letter written by a parishioner regarding the need for its repair and emphasizing that the swing bridge was an important and well-used facility in the village and that it was an integral part of the public footpath SEMI45/10 and MELW42/10.

f. The Council noted that the Seend Church of England aided Primary School Parents Social Committee had been awarded £250 for St Georges School - replacement of chain linked fence for natural Hedge – by Melksham Area Board.

g. There were no other matters raised.

### **10. Melksham Community Area Board/Community Area Transport Group Meetings.**

In the absence of Cllr. Robinson, there was no report.

### **11. Neighbourhood Planning.**

Discussion on this subject was deferred until a subsequent meeting.

### **12. Mobile Library Consultation.**

The Council noted the Wiltshire Council consultation in respect of the Mobile Library and the proposal to discontinue visits to Littlemarsh because of it rarely being used by parishioners. The Council **resolved** that it would not object to the visits being discontinued.

### **13. Wilts & Berks Canal.**

There was nothing reported in respect of current developments.

### **14. Tennis Court.**

It was reported that the Tennis Court was in good order and that the new sign had been erected. Cllr. Wade reported that the hedge alongside the Tennis Court needed trimming back sometime over the Winter period.

### **15. Any Other Business.**

Cllrs. Rimmer and Wade enquired about obtaining and erecting a Christmas Tree in the village. The Council **resolved** that a tree be purchased and delivered at a cost not exceeding £300 and that it be erected on 25/26 November 2017.

The Clerk tabled the following:

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Roger Coleman  
Clerk to Semington Parish Council

Chairman's Signature \_\_\_\_\_

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- Clerks and Councils Direct Newsletter – handed to Cllr. Smyth.
- Wiltshire Wildlife Trust Annual Report – handed to Cllr. Wade.

It was stated that the Independent Living Centre AGM was to be held at 2.30pm on Tuesday 17 October 2017 and councillors were invited to attend.

## **16. Date of Next Meeting.**

The Council noted the dates of the following meetings thus:

- 18 October 2017
- 15 November 2017

It was proposed that subsequent meetings be held on 13 December 2017, 17 January 2018 and 14 February 2018. The Clerk stated that he would confirm these dates.

The meeting concluded at 9.58pm.

B D T Smyth.  
Chairman, Semington Parish Council

18 October 2017

# SEMINGTON PARISH COUNCIL

## Summary of Appeal Hearing

### Oxford Law (Framptons) and Richborough Appeals (APP/Y3940/W/16/3162997 & APP/Y3940/W/16/3164255)

1. The planning inquiry finally came to an end on Friday September 8th after 13 long days. The final day was devoted to closing comments from the Wiltshire Council QC and the barristers for the two developers. At some point these will be available on-line.
2. The Wiltshire Council main point is that the developers' appeals should be refused because they are both trying to build too many houses in the wrong place; that **is** there are more houses than are allowed by the Wiltshire Core Plan for a large village with few facilities or jobs, and outside the agreed settlement boundary. A further, related, point is that if these proposals were allowed, this would make a nonsense of Plan-led development across the county.
3. The developers each argue that Wiltshire needs the houses that they are proposing to build, especially the 'affordable' ones. They add that Wiltshire clearly has a problem in ensuring that houses get built on time and so do not really have a 5-year supply of housing in place. As such, they argue, their proposals should carry more weight in the 'planning balance'. Wiltshire Council acknowledges the difficulties of turning planning permissions into brick and mortar, but says that the 5-year supply of housing is in place.
4. The developers each also argue that, whilst their houses should get built, those of the other developer should not. Richborough argues against Oxford Law on heritage grounds; that is, housing development should not take place so close to St George's Court. Oxford Law also argues against Richborough on heritage grounds; their point relates to the canal aquaduct and its embankment, but its main point is that, because of the existing village green application, Great Lees Field is not currently available for development; this, they say (and Wiltshire Council agrees) should mean that the appeal should be lost.
5. Wiltshire Council is reported to be 'confident' about the outcome, largely because of the issues set out in [1], above. It has vigorously challenged Richborough's decision to include 40% affordable housing in its scheme, arguing that that this renders the development economically unviable. Ironically, it is usually developers who make the unviability argument when they want councils to reduce the number of affordable houses in a development.
6. It is likely to be December, at the earliest, before we hear what the Inspector's judgement is. This could be delayed considerably if Richborough carry out their stated intention to ask the Secretary of State to 'recover' the decision; that is, make the final decision rather than the Inspector. It's not yet clear whether they have asked for this to happen; nor is it obvious that the Secretary of State would agree to do this.
7. Finally, the Parish Council would like to thank the hundreds of villagers who came to meetings, wrote letters, signed petitions, and went to the inquiry. The council knows that this level of engagement and determination has played a major part in making life difficult for both Richborough and Oxford Law.