

SEMINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held on 14 April 2021 at 7.30pm – Virtual/Remote Zoom Meeting (as a result of COVID-19 ‘Lockdown’ restrictions).

Present.

Councillors P Smith (Vice-Chairman and Acting Chairman for the meeting), V Bodman, M Kasasian, R Oglesby, W Scott, C Wade, R Bruges, S Chown and the Clerk Roger Coleman.

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

There were three members of the public present plus a representative from Hannick Homes and a representative from Newland Homes (for Agenda item 6d).

The Chairman reminded the council that Cllr. Oglesby would be retiring after this meeting, after over 30 years' service, 24 of which he served as Chairman. On behalf of the council and the village, he thanked Cllr. Oglesby for the huge contribution that he has made to the community, always conducting himself cheerfully yet conscientiously. Cllr. Oglesby replied that it had been a pleasure and a privilege and wished the new council well for the challenges ahead.

1. Apologies.

There were no apologies. All councillors were present.

2. Declaration of Interests.

Cllr. Wade declared an interest in Planning application 21/01165/FUL (Agenda item 6a). No other interests were declared by councillors.

3. Minutes of the Ordinary Parish Council Meeting held on 10 March 2021 and Decisions taken remotely (post-Lockdown).

- a. The Council **resolved** that the minutes were a true and accurate record. The Chairman agreed to sign the minutes.
- b. The Council noted that there were no decisions taken remotely since the last meeting.

4. Wiltshire Council Report.

Wiltshire Council, Cllr. J Seed stated that he had nothing significant to report except that Wiltshire Council is again attempting to increase its housing supply figure for Wiltshire. Cllr. Seed expressed his thanks and appreciation to Cllr. Oglesby for his contribution to the work of Semington Parish Council over the years and added his particular thanks to Cllr. Oglesby for his courtesy and good humour even when their respective views differed.

5. Chairman's Report.

The Chairman reported that he had nothing significant to add that was not already addressed in this Agenda.

6. Planning and Development

- a. The Council examined the following planning applications and **resolved** to send comments to Wiltshire Council as shown in italics:

SEMINGTON PARISH COUNCIL

21/01623/FUL	Lansdowne, No. 3 Unit 2, Littleton, Semington BA14 6JJ	Proposed Family Dayroom to approved pitch No.3 and the resulting rearrangement of layouts of the remaining 3 Gypsy/Traveller pitches, consisting of 3 Static Mobile Homes, 1 further future Dayroom, 3 Tourers, parking spaces for 2 vehicles per pitch, the laying of hardstanding and associated ancillary works.	New
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The Parish Council objects to this proposed development for the following reasons:

- 1. The proposed Family Dayroom for pitch number 3 would only be appropriate for a commercial and licensed caravan site but, as this is outside of the approved usage for the Lansdowne site, it should be refused.*
- 2. The desired wet room could be achieved by approving a change of the already agreed bathroom/dayroom plans to plans for a wet room/dayroom with associated disabled access.*
- 3. Even allowing for the estranged status of the co-owners, that is insufficient grounds for granting planning permission for a bathroom/dayroom on each one of the 7 pitches.*
- 4. The aerial photograph seems to show that, despite there having been a number of past variations to the original and later planning permissions, those approved plans are not implemented and, instead, a new plan is submitted to broaden still further the extent of approval. The current application is simply the latest manifestation of this trend.*

21/01165/FUL	37 Pound Close, Semington BA14 6JP	Single storey brickwork and flat roofed horizontal extension to side of property.	New
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The Council has no objections to this proposed development.

b. There were no planning applications received after 7 April 2021.

c. Greystoke.

The Council noted Cllr. Scott's report on the recent decision of the High Court regarding the appeal by Greystoke challenging Wiltshire Council's refusal of planning permission for 26 houses on land north of St George's Road. He stated that this decision had the effect of the Appeal Inspector having to rerun the Appeal Hearing.

d. Hannick Homes.

The Chairman welcomed Conor Lee (Hannick Homes) and Mark Kurton (Newland Homes) to the meeting and he invited them to provide answers to questions raised by councillors regarding the sale of the planning permission obtained by Hannick Homes for the development at St Georges Road to Newland Homes. The Parish Council had provided both parties with a written copy of the questions posed.

Clerk's Note.

The following is a copy of the questions and a brief comment on the answers received. The answers are shown in italics.

Rationale for the sale.

1. Why did Hannick decide to sell the plot with its planning permission?

SEMINGTON PARISH COUNCIL

Current workload at Hannick Homes meant that it did not have the capacity to engage in the build within a reasonable timescale.

The Build.

2. Can you please confirm the mix of types and sizes of housing to be built?
Same as previously advised – as per reserved matters.

3. Does Newland intend to modify the full planning permission that has already been agreed with Wiltshire Council.
No.

4. If so, what are your plans?
Not applicable.

5. How will villagers be consulted about these?
Not applicable.

Timings.

6. When will building on the site begin?
Late 2021 – About a 12 month build time.

7. When will the first houses be occupied?
Early 2022.

8. When is development likely to be complete?
August 2022

Allotments.

9. Will the allotment area be left as turf or will it be prepared in any way?
Some initial preparation including hard-standing will be undertaken.

10. What provision for water will be available at the allotments?
There will be a water supply provided.

11. At what stage will the water feed to the allotments be put in?
To be determined.

12. When will the allotments be available for use?
Prior to the 16th unit being occupied. Mr Kurton added that there would need to be discussions between Newland Homes and the Parish Council about ownership of the allotment land. He commented that the allotments may be transferred into Parish Council ownership or into a 'Management Company'. This has yet to be decided.

13. Does the "net-zero carbon" promise apply to the build of the houses or the running of the houses? Or both?
Newland Homes has this ethos at its heart and 'net zero carbon' will be applicable to life cycle of the house.

14. How many of the 24 houses will have heating provided through air source heat pumps?
They will all have these fitted but the 'affordable houses' may attract a different solution and will only be 'A Rated'.

15. How many of the houses will have electric car charging points provided as standard?
Charging Units will be fitted if the buyer requests it but wiring will be provided in all properties.

SEMINGTON PARISH COUNCIL

16. How many of the houses will have solar PV as standard?
All of them – except the ‘affordable houses’ may differ.
17. Will the generation of solar electricity be through panels or through integral roof tiles?
Through low profile roof panels.
18. How many kW of solar PV will each house generate?
Each panel will provide around 320W – totalling 3.4kW to 6.8kW per house.
19. Where will the inverters be located?
In roof space.
20. How many of the houses will have battery PV storage as standard?
To be decided but will be offered to all houses.
21. How many of the houses will be built with a composter, a water butt and an integrated ecobin?
All houses will get these features.
22. By how much will the insulation provided exceed current building regulations?
The U values will be well in excess of current building standard requirements. For instance, the current ‘wall requirement’ of 0.3 watts per square metre will be designed to achieve 1.8 to 2.0 watts per square metre.

Further Development.

23. Does Hannick or Newland Homes have an option to purchase (or already own) the undeveloped part of the field that lies outside the current plans?
Hannick Homes already own this additional site of 2 acres (to the south).
24. If so, when is this likely to be brought forward for possible development?
To be decided. Newland Homes will be the developer.
25. Will this include features such as a wildlife area or corridor, or a parcel of woodland?
No plans at present.

There ensued a Question and Answer session. Cllr. Scott sought clarity over whether or not ALL houses would be fitted with Electric Car Charging Points and was informed that it would be the house purchaser's choice. Cllr. Bodman received confirmation that all houses would be fitted with Air Source Heat Pumps as standard. Cllr. Bruges enquired whether sufficient detailed research had been conducted to ascertain the various infrastructure requirements, such as land drainage, sewage disposal, electricity supply, internet availability etc. and was assured that all these issues had been taken into account. Mr Kurton added that he would take further advice on these matters and that he would report back to the Parish Council.

At the conclusion of this Agenda item, the Chairman thanked Messrs, Lee and Kurton for attending the meeting and for being so forthright and frank in their responses to the various issues and questions raised.

e. Ashford Homes.

The Chairman reported that Cllr. Bruges had discussed the proposed development at Church Street with the applicants in respect of examining alternative ‘frameworks’ for the development of this land – such as placing greater emphasis on wildlife and ecological features. Cllr. Smith asked the Clerk to put this subject on the Agenda for the first meeting of the new Council, scheduled to be held in May. He added that this subject should also be the subject of a Community meeting or Annual Parish Meeting when it is possible to hold such meetings in the

SEMINGTON PARISH COUNCIL

Village Hall without restrictions on number attending and suggested that a meeting in June (post – 21 June) or July might be appropriate.

Cllr. Scott stated that the Parish Council had previously agreed to request Wiltshire Council to undertake a new Housing Needs Survey, probably in mid-2021, but this was a decision for the new Council. Cllr. Bodman advised that it can take some time to initiate such surveys and that it would be best to make the request now to Wiltshire Council to undertake the survey.

f. Neighbourhood Plans.

Cllr. Smith stated that a meeting had been arranged with Wiltshire Council (Mr. Kilmister) to discuss this subject. Cllrs. Bodman and Scott will also be attending that meeting.

g. Councillors noted that Wiltshire Council had launched a new 'Planning Portal' on the Wiltshire Council website and that it was too early to comment on its utility.

7. Finance.

a. The Clerk reported that the current financial position at 14 April 2021 was as follows:

Lloyds A/C 2149025

Bank Statement	£	29,867.04
28 February 2021		

	Total:	£ 29,867.04
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Credits (1 March 2021 to 31 March 2021):

None	£	-
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	Total:	£ -
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Debits (1 March 2021 to 31 March 2021):

Clerk's Salary (February 2021) (Paid March 2021)	£	437.40
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Clerk's Expenses (February)	£	5.44
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Codewater Solutions	£	120.00
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AM Print & Copy	£	20.00
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	Total:	£ 582.84
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Balance at 31 March 2021:

	£	29,284.20
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Credits (1 April 2021 to 14 April 2021):

None	£	-
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	Total:	£ -
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SEMINGTON PARISH COUNCIL

Debits (1 April 2021 to 14 April 2021):

Clerk's Salary (March 2021) (Paid 1 April 2021)	£	437.40
Total:	£	437.40

Balance at 14 April 2021:	£	28,846.80
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Lloyds A/C 7754288

Bank Statement 31-Mar-20	£	7,648.32
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Credits

FY2020/21	Interest	£	1.98
FY2020/21	HMCTS	£	40.99
09-Apr-21	Interest (Approx)	£	0.05
Total:		£	43.02

Debits

None	£	-
	£	-

Balance at 14 April 2021	£	7,691.34
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Total Balance in Hand at 14 April 2021:	£	36,538.14
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Payments to be authorised (14 April 2021).

Clerk's Salary (April) To be paid 1 May 2021	£	437.40
Clerk's Expenses (March)	£	4.79
	£	442.19

The Council **resolved** to renew the Zurich Insurance Policy at a cost of £834.28.

The Clerk stated that he had completed the Annual Return (AGAR Part 2) for FY2020/21 and that all matters were satisfactory and that he would present it to the Parish Council for approval at the next Parish Council meeting. He added that he had arranged for the Internal Auditor to

SEMINGTON PARISH COUNCIL

undertake the internal audit task on 22 May at time when she should be able to visit in person – subject to relaxation of COVID restrictions - and conduct the Audit as per usual.

The Clerk commented that the financial reserves held by the Parish Council exceeded twice the Precept of £13500 and that an explanation had to be given on the AGAR for this 'large' reserve. The Clerk stated that he had stated that it was as a result of anticipated work to improve the Wessex Close Play Area, including the purchase of new play equipment and that some additional funding may be required as an 'Allotment Start-up Fund'. The Chairman requested that the subject of 'Allotments' is placed on the Agenda for the July meeting.

b. The Council **resolved** to make the payments shown under 'Payments to be authorised' above at Agenda item 12a.

8. Environment and Streetscene.

a. Cllr. Scott reminded councillors that at the last meeting that he and the Rights of Way (RoW) Group had been exploring RoWs to the east of the village and that the route of many of the paths did not correspond to their recorded position on the RoW Definitive Map. He added that he had recently revisited these paths with the Rights of Way Officer (RoW) from Wiltshire Council and that the RoW Officer was now entering discussions with landowners and others to consider how best to address this anomaly.

b. The Parish Council noted the tree planting scheme proposed by a parishioner to celebrate 'Earth Day' (27 April) and raised no objection.

c. Cllr. Bruges reported that otters had been observed in local watercourses. Cllr. Bruges stated that he had recently engaged with the Avonmead Trees Group and learned that they have funding available for planting a woodland/orchard in an ecological way with the support of the local community to enhance the periphery of villages He commented that Semington village could be such a candidate.

The Chairman stated that it is about time for a Spring Litter Pick soon and a date for this event needs to be agreed. Cllr. Bruges added that it would be helpful to extend the Litter Pick beyond the village and to include some of the Rights of Way.

Cllr. Smith stated that the project to replace the existing plant 'barrels' with wooden planters at each end of the village has been discussed with Wiltshire Council and a s96 Licence is being sought to allow this project to proceed. He added that a suggestion has been made to replace the existing Village Signs with newer, more modern, signs and this suggestion will require further research.

9. Transport and Traffic.

The Chairman reported that he and Cllr. Wade went to Littlemarsh to meet with the parishioners there to learn of their concerns – primarily related to anti-social behaviour – such as speeding and loud gatherings of youths. It was noted that the speed limit there was 60 mph and that it was a No Through Road which provided the incentive for the behaviour experienced. It was agreed that the possibility of new or revised signage and a reduced speed limit for Littleton would be raised at the next CATG Meeting.

10. Recreation and Wellbeing.

Cllr. Chown stated that she had been in contact with a parishioner who might be interested in the role of Neighbourhood Watch Coordinator. She also commented that the proposed 'Post-Lockdown Celebration' could be combined with the Village Fete this Summer.

11. Community and Communication.

Cllr. Bodman stated that she had nothing to report.

SEMINGTON PARISH COUNCIL

Cllr. Smith gave a full report on the difficulties being experienced with the Post Office in Semington insofar as it has failed, without warning, to open on many occasions at great inconvenience to local parishioners. He stated that it is only scheduled to be open at Semington on two occasions during the week for two hours each time and that it was managed by the (full-time) Post Office at Seend. Despite repeated representations, including complaining to the Regional Office, no improvement to this poor service had resulted.

The Parish Council **resolved** to authorise the acting Chairman to lodge a formal complaint about the poor service with the Regional Post Office as and when he judges the time to be right, and to report on progress at the first meeting of the new parish council.

Cllr. Oglesby reminded the Council not to overlook the Semington Time Capsule as a result of the changes in the Parish Council and its existence being forgotten and that there are very many copies of the 'SEMINGTON Past and Present' book located in the Village Hall Post Office that if sold could provide funding towards some local projects.

12. Local Elections – 6 May 2021

a. The Clerk stated that there would not be a Parish Council election because there were only five candidates for the nine parish councillor positions available and that those five would automatically form the new Council with co-option being available for filling the other vacancies. The Clerk stated that co-option could take place at the May Parish Council meeting and, in answer to a question from Cllr. Scott, he said that he would ensure that the opportunity for parishioners to put their names forward for co-option would be publicized on the website.

13. Website.

a. Cllr. Wade enquired whether the Search Engines used to locate the new Semington website could be adjusted to ensure that when searching 'Semington' it is the new website that appears highest in the list. Cllr. Bruges answered that it could be done but it could be a lengthy and laborious process.

b. Cllr. Bodman stated that there was nothing further to report in respect of the logo competition.

14. Date of the next meeting.

It was agreed that the date for the first meeting of the new Parish Council would be Tuesday 18 May and that the Ordinary PC Meeting would commence at 8pm and that it would be preceded by the Annual Parish Council meeting at 7.30pm. The venue for these meetings is to be Semington Village Hall and appropriate COVID restrictions relating to such meetings will be strictly observed.

The Meeting ended at 9.55pm.

Acting Chairman
Semington Parish Council

SEMINGTON PARISH COUNCIL

Decisions taken remotely by Semington Parish Council – Subsequent to Contingency Plan 17 March 2020 and Post Parish Council Meeting held on 10 March 2021.

None.

R P Coleman
14 April 2021