

**Minutes of the Parish Council meeting held  
on 16 March 2022 at 8.00pm in the Village  
Hall**



Present.

Councillors P Smith (Chairman), R Bruges, V Bodman, S Chown, J Hailey, M Kasasian, W Scott, C Wade.

Wiltshire Council Cllr. J Seed attended for items 1 to 4.

There were no members of the public present.

**1. Apologies.**

Apologies for non-attendance were received and accepted from Cllr. S Rimmer and from the Clerk, Roger Coleman.

**2. Declaration of Interests.**

There were no interests declared.

**3. Minutes of the Ordinary Parish Council Meeting held on 16 February 2022.**

The Council **resolved** that the minutes were a true and accurate record. The Chairman will sign the minutes when next he is able to meet the Clerk.

**4. Wiltshire Council Report.**

Cllr. Seed reported that he had contacted Cllr. Botterill about the letter from the Parish Council relating to the change of Housing Market Area. Cllr. Botterill re-confirmed that the issues would be addressed at the next local plan consultation stage, the date of which is not yet known. Cllr. Seed noted that other local Parish Councils were as concerned about this issue as Semington was and recommended that the councils should come together to make common cause.

Cllr. Seed also commented on the presentation by the representative of Newland Homes that had taken place immediately prior to the Parish Council meeting. He said that there were aspects of the proposed development that merited consideration by committee (for example, ensuring that there was no road access to and from the land south of the proposed development site: the Sale / Auction Field). The Council **resolved** to ask Cllr. Seed to call the application [PL/2022/01367] into committee.

**5. Chairman's Report.**

The Chairman reported that there were no issues he wished to bring to the Council's attention other than those already on the agenda. The Chairman was thanked for his skilful chairing of the Newland Homes presentation and discussion.

**6. Planning and Development.**

a. The council noted the status of extant planning applications thus:

PL/ 2021/11741 Russell Brown	32 Pound Lane, Semington BA14 6LP	Side extension to dwelling to create attached annexe for multi-generational living and extension to existing garages.	Approved
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PL/ 2022/00791 Yancy Sun	549 Canal Bridge Semington BA14 6JT	Proposed Detached Garage	Pending
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b. Planning Applications – The following planning applications had been received from Wiltshire Council for assessment.

PL/2022/01367 Martin Broderick	Land off St Georges Road, Semington	Residential development of 18 Dwellings with associated works including vehicular access and parking.	New
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The Council **resolved** to object to the proposed development. The reasons are: [i] the land is outside the development boundary; [ii] too many houses are proposed for a large village; [iii] there are already 52 dwellings with extant planning permission in the village whereas the parish's allocation in the draft local plan is only 35; [iv] the recent rural housing needs survey for the village did not indicate a need for additional housing over and above those already granted permission; [v] the neighbourhood planning steering group had not yet considered the issue of allocation of land for housing; [vi] as some local services are already overstretched whilst others are overwhelmed, what is proposed cannot be sustainable development; [vii] there is considerable opposition to the development from the village for the reasons stated above.

PL/2022/01830 Yancy Sun	52 Littlemarsh Semington BA14 6JF	Proposed two storey side extension.	New
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The Council **resolved** that it had no objections to the proposed development

c. No planning applications had been received after 9 March 2022

d. The Council noted the latest information from Wiltshire Council about the timetable for the construction of the Semington/Hilperton Cycleway and about the proposals for the surface of the route. Considerable doubts remain about the suitability of the proposed surfacing and how safe multiple use on this surface will be.

e. The Council **resolved** to reconfirm its resolution at the meeting on February 16<sup>th</sup> 2022 not to support any further housing developments in Semington before further village consultations through the development and realisation of the Neighbourhood Plan after which it would re-examine this resolution. It noted that the recent rural housing needs survey showed little demand for either affordable or market housing in the village. The Council noted that when re-examining the resolution, there would be a strong case for being pro-active in setting standards that the Council should like to see any such development meet before being able to support it. The Council therefore **resolved** to adopt the following standards, to use them in any discussions with prospective developers, and to commend them to the neighbourhood planning steering group.

The development

- comprises fewer than 10 properties so as to avoid sudden large increases to the size of the village size and hence to its character

- does not further encroach the boundaries of the village into the green buffer zone between here and neighbourhood settlements
- brings properties that primarily meet the needs of existing villagers and those with a local connection looking to move to the village
- is above current building regulations to be fully carbon neutral, including construction materials and ongoing usage.
- includes electric car charging facilities for every dwelling, and also for visitors
- provides significant additional tangible benefits to the village that enhances its actively rural character and natural surroundings
- brings higher net biodiversity gain than the minimum 10% required by the 2021 Environment Act in addition to active support for existing wildlife populations
- includes upgrades to the sewerage system and flood amelioration given the downstream challenges of the Bristol Avon
- has full fibre broadband provision for every property

## 7. Neighbourhood Plan (NP).

The Chairman reported on the community consultation event in the village hall on March 5<sup>th</sup>. This was attended by 62 villagers who provided feedback about the draft vision, objectives and possible policies and projects. There was positive support for every aspect of the plan, particularly so for proposals focused on green space, wildlife and community facilities and support. A minority was opposed to any housing development in the village under any circumstances. A full report on the outcomes of the event will be discussed at the next steering group (March 23) and will be included in the minutes of that meeting.

In response to a question about whether it was too late to contribute ideas about the issues discussed on the day, the Chairman said that he'd make sure that opportunities were publicised via the village Facebook group.

The Chairman noted that he was very pleased with the coherence of the steering group with everyone contributing well to the task. He confirmed that a further £1524.97 had been paid to Place Studios for their work supporting the planning process.

## 8. Finance.

a. The Council noted the following financial position:

### Lloyds A/C 2149025

Bank Statement	£	48,696.14
31 January 2022		

Total:	£	<b>48,033.74</b>
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### **Credits (1 February 2022 to 28 February 2022):**

Total	£	-
:	£	-

### **Debits (1 February 2022 to 28 February 2022):**

Clerk's Salary (January)	£	262.20
HMRC PAYE Month 10	£	175.20
W Scott (Zoom Account)	£	14.39
Geosphere	£	86.40

1356

AM Print & Copy £ 92.00  
Wiltshire Bobby Van Trust £ 50.00

Total  
: £ 680.19

**Balance at 28 February 2022:**

£ 47,353.55

**Credits (1 March 2022 to 16 March 2022):**

None

Total  
: £ -

**Debits (1 March 2022 to 16 March 2022):**

Clerk's Salary (February) (Paid March 2022) £ 262.60  
HMRC PAYE Month 11 £ 174.80  
Clerk's Expenses (Jan) £ 20.98  
Village Hall Hire (PC Meetings) £ 490.00  
Village Hall Hire (NP Meetings) £ 88.00  
SLCC (Shared) £ 72.00  
CPRE £ 36.00

Total  
: £ 1,144.38

**Balance at 16 March 2022:**

£ 46,209.17

**Lloyds A/C 7754288**

Bank Statement £ 7,713.96  
31-Jan-22

**Credits**

03-Feb-22 HMCTS £ 1.12  
09-Feb-22 Interest £ 0.06  
10-Mar-22 Interest (Approx) £ 0.06

Total  
: £ 1.24

**Debits**

None £ -  
£ -

**Balance at 16 March 2021:**

£ 7,715.20

**Total Balance in Hand at 16 March 2022:**

<b>£</b>	<b>53,924.37</b>
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**Payments to be authorised (16 March 2022)**

Clerk's Salary (March) To be paid 1 April (Cheque)	£	262
Clerk's PAYE (Month 12) (Cheque)	£	174
Back Pay SCP23 - £91.08 NALC Salary Award 2021-22 wef 1/4/21 - 31/3/22	£	91
Clerk's Expenses (February)	£	7.10
Place Studio Ltd	£	1,524.97

b. The Council **resolved** to adopt the recently agreed NALC Salary Scales for 2021/2022.

c. The Council **resolved** to make the payments shown under 'Payments to be authorised' above at Agenda item 8a and the Chairman will hand over the cheque book to the Clerk when they are able to meet.

**9. Environment and Streetscene.****a. Rights of Way.**

There was nothing reported.

Other Matters.

b. Cllr. Chown presented her extensively researched report on replacement noticeboards. After discussion, it was agreed that Cllr. Wade should consult Gerald Taylor and Paul Chown about the number of boards to be purchased and where they should be sited, and report back to the Council with a recommendation as to choice of Noticeboard at its next meeting.

c. The Queen's Green Canopy initiative was discussed and the Council **resolved** [i] to replace the fallen tree in the Wessex Close play area with a "Platinum Birch", and [ii] to plant additional trees at suitable sites in the village to mark HM the Queen's Platinum Jubilee. Cllr. Hailey agreed to investigate both these issues, working with others, and to bring forward proposals to the next Parish Council meeting.

**10. Transport and Traffic.**

a. Cllr. Wade reported that CATG was no longer funding white gates at the entrance to villages.

The Chairman reported that he had not yet received any response from the Police to his recent letter about the bus gate.

**11. Recreation and Wellbeing.**

a. The Chairman reported that a Working Party, comprising councillors and parishioners had completed the work around the side of the Tennis Court. Cllr. Chown led an expression of thanks to all who had been involved. The Tennis Court was now ready to be cleaned, refurbished and repainted. It was agreed to use the village Facebook account to alert villagers living in the north of St George's Court to the proposed colour scheme for the court. Cllr. Chown agreed to do this.

**12. Community and Communication.**

The Chairman reported on arrangements for celebrating HM The Queen's Platinum Jubilee on June 5<sup>th</sup> were progressing well. An application has been made to close the road (12pm to 16pm) through the village from the Somerset Way junction on Pound Lane to the Canal Bridge. There will be a (max 15 entry) Soap Box Derby (insurance has been taken out), tea in the Village Hall c/o the WI, a flower show at St George's Church, a 'Rock about the Green' event, and a BBQ at the Somerset Arms.

Cllr. Bruges confirmed that the village fête will be held on July 23<sup>rd</sup> with the same format as last year save that tea will be available at Brook House rather than in front of the Somerset Arms.

Following a number of comments, Cllr. Bodman will investigate whether the website is functioning properly and is up to date.

**13. Date of the next meeting.**

a. The Council noted the date of the next Ordinary Parish Council meeting – Wednesday 13 April 2022 at 7.30pm – but see below:

b. The Council noted the agreed dates for Parish Council meetings in 2022 – all meetings commencing at 7.30pm - 18 May, 15 June, 13 July, 17 August, 14 September. It agreed to decide whether/when to hold the Annual Parish Meeting at the April meeting.

The meeting ended at 9.45pm

Peter Smith  
Chairman Semington Parish Council