

**Minutes of the Parish Council meeting held  
on 13 April 2022 at 8.00pm in the Village  
Hall**



Present.

Councillors P Smith (Chairman), R Bruges, S Chown, M Kasasian, W Scott and the Clerk, Roger Coleman.

There were no members of the public present.

**1. Apologies.**

Apologies for non-attendance were received and accepted from Cllrs. V Bodman, J Hailey, S Rimmer, C Wade.

**2. Declaration of Interests.**

There were no interests declared.

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

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

**4. Wiltshire Council Report.**

In the absence of Cllr. Seed there was no report.

The Chairman stated that following Cllr. Seed's comment at the March Parish Council meeting that noted that other local Parish Councils were as concerned about the issue of the change in Housing Market Area as was Semington, it was now proposed to contact the other Parish Councils and to meet and decide the strategy to adopt to reverse the HMA decision. The other Parish Councils involved were Steeple Ashton, Keevil and Great Hinton.

**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.

**6. Planning and Development.**

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

PL/2022/00791	549 Canal Bridge Semington BA14 6JT	Proposed Detached Garage	Approved
PL/2022/01367	Land off St Georges Road, Semington	Residential development of 18 Dwellings with associated works including vehicular access and parking.	Pending (‘called in’ by Cllr. Seed
PL/2022/01830	52 Littlemarsh Semington BA14 6JF	Proposed two storey side extension.	Pending

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

PL/2022/02476	53 Littlemarsh Semington BA14 6JF	Ground Floor Extension to living room	New
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*The Parish Council has no objections to this proposed development.*

PL/2022/02631	50 Littlemarsh Semington BA14 6JF	Two storey rear extension to provide an extension to bedroom 1 & a family day room	New
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*The Parish Council has no objections to this proposed development.*

c. The Council examined the following planning applications received after 7 April 2022 and **resolved** to send comments to Wiltshire Council as shown in italics:

PL/2022/02656	Littleton Mill, Littleton, Semington, Trowbridge, Wilts, BA14 6LQ	Proposed wooden hut to house and protect turbines	New
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*The Parish Council has no objections to this proposed development.*

PL/2022/02756 Steven Vellance	37 Pound Close Semington BA14 6JP	Single storey brickwork and flat roofed horizontal extension to side of property.	New
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*The Parish Council has no objections to this proposed development.*

d. The Council noted the Wiltshire Council Briefing Note – ‘5-year Housing Land Supply and Housing Delivery Test’, and Cllr. Scott gave a brief resumé of its contents. He explained that it was a particularly comprehensive report and it indicated that Wiltshire Council had performed very well in respect of extant planning permissions for houses and had delivered completed houses at above target level. However, it continued to fall short of meeting the 5-year housing supply figure. The current five-year housing supply figure was 4.72 years, although this was an historical figure that may well now be superseded by a higher figure. He commented that Wiltshire Council intended to revisit this subject later in the year and there were indications that this figure may now achieve in excess of five years.

e. There were no other planning matters raised.

## **7. Neighbourhood Plan (NP).**

The Chairman reported that the latest meeting of the Neighbourhood Plan Steering Group (NPSG) was held on 23 March and that it reviewed the results of the Neighbourhood Plan Open Day and Public Consultation held on 5 March. He added that at that meeting it was agreed to set up five Working Groups to reflect key themes within the Neighbourhood Plan and to develop policies regarding the content of the Neighbourhood Plan.

The Chairman commented that the NPSG would also be preparing a budget for the continuing work of the NPSG and for the necessary involvement of other agencies in the development of

the Neighbourhood Plan. Whilst government funds for this work would be forthcoming, it might be that receipt of these would take a few months.

The Parish Council **resolved** that immediate expenditure to continue with the development of the plan would be met from the existing finances of the Parish Council pending reimbursement from the next grant instalment.

The Chairman explained that a key feature of the Neighbourhood Plan was to identify sites within the village that might promote a change in land use – for example to be developed as a green space, recreational area, housing development – and landowners and parishioners views would be sought. Cllr. Scott commented that Wiltshire Council intended to write to those owners of existing SHLAA sites with the parish seeking their views regarding their current thoughts regarding the land use of the land that they own, although it was not clear whether the NPWG would have access to this correspondence. He added that the NPWG is preparing a Questionnaire to address these questions and to inform the Neighbourhood Plan and this would be agreed by the NPWG at its next meeting to be held on 27 April.

Cllr. Scott stated that at the last Parish Council meeting, the Parish Council resolved that the following policy be adopted by the Council in respect of any proposed housing development in the village (shown in italics):

*The development is to*

- *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*

The Parish Council **resolved** that this policy be adopted by the NPSG and that Wiltshire Council is to be advised of this policy. The Clerk was asked to write formally to Wiltshire Council and the local Parish Councils stating this policy.

## 8. Finance.

a. The Council noted the following financial position:

### **Lloyds A/C 2149025**

Bank Statement	£	47,353.55
28 February 2022		
Total:	<b>£</b>	<b>47,353.55</b>

### **Credits (1 March 2022 to 31 March 2022):**

	£	-
Total:	<b>£</b>	<b>-</b>

**Debits (1 March 2022 to 31 March 2022):**

Clerk's Salary (February)	£	262.60
HMRC PAYE Month 11	£	174.80
Clerk's Expenses (January)	£	20.98
Village Hall Hire ((PC Meetings)	£	490.00
Village Hall Hire (NP)	£	88.00
SLCC (Shared)	£	72.00
CPRE	£	36.00
<b>Total:</b>	<b>£</b>	<b>1,144.38</b>

**Balance at 31 March 2022:**

<b>£</b>	<b>46,209.17</b>
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**Credits (1 April 2022 to 13 April 2022):**

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

**Debits (1 April 2022 to 13 April 2022):**

Clerk's Salary (March) (Paid April 2022)	£	262.60
HMRC PAYE Month 12	£	174.80
Clerk's Expenses (Feb)	£	7.10
Clerk's Back Pay (1/4/21 to 31/3/22)	£	91.08
Place Studios	£	1,524.97
<b>Total:</b>	<b>£</b>	<b>2,060.55</b>

**Balance at 13 April 2022:**

<b>£</b>	<b>44,148.62</b>
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**Lloyds A/C 7754288**

Bank Statement 28-Feb-22	£	7,715.14
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**Credits**

02-Mar-22	HMCTS	£	1.12
02-Apr-22	HMCTS (Approx)	£	1.12
09-Apr-22	Interest (Approx)	£	0.06
<b>Total:</b>		<b>£</b>	<b>2.30</b>

**Debits**

None	£	-
	<b>£</b>	<b>-</b>

**Balance at 13 April 2021:**

<b>£</b>	<b>7,717.44</b>
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**Total Balance in Hand at 13 April 2022:**

<b>£</b>	<b>51,866.06</b>
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**Payments to be authorised (13 April 2022)**

Clerk's Salary (April) To be paid 29 April (Cheque)	£	230.59
Clerk's PAYE (Month 1) (Cheque)	£	178.00
Clerk's Expenses (March)	£	6.30
The Safety Supply Co. (Road Signs)	£	40.74
Protectivity Insurance	£	145.80
Zurich Insurance (2022/2023)	£	846.60
Toolstation (Matting)	£	29.94
Wiltshire Concrete (Limestone ) - Invoice SIN290187	£	68.73
Wiltshire Concrete (Skip) - Invoice SIN290127	£	210.00
	<b>£</b>	<b>1,756.70</b>

The Clerk commented that PKF Littlejohn, the External Auditors, had requested an explanation for the high reserves (£50k +) held by Semington PC as they represented more than twice the Precept.

The Council acknowledged that the reserves were deliberately high because of anticipated future expenditure, and it **resolved** that that the reserves were intended to be used as follows:

Wessex Close Play Area Refurbishment:	£20,000
Tennis Court Maintenance/Repair:	£5000
Creation of Allotments:	£5000
Neighbourhood Plan:	£2500

A total of £32,500.

b. The Council **resolved** to make the payments shown under 'Payments to be authorised' above at Agenda item 8a including a payment of £50 to a parishioner for costs incurred undertaking the regular maintenance of the Littlemarsh verge.

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

Councillors commented that Path SEM18/10 had recently had a further two gates fitted that provided an obstacle to horse riders and other users of that bridleway. The Clerk was asked to write to Wiltshire Council requesting that they investigate this development and whether such gates were appropriate on this bridleway when there were no animals to protect. Cllr. Scott stated that the Working Group had been active in clearing Paths SEM17/20 (towards Greenacres) and Path SEM17/30. He added that the oak trees and shrubs alongside the A361, opposite to the Crematorium were in good condition and that undergrowth, nettles etc, had been cleared.

**Other Matters.**

b. Cllr. Chown stated that the design of the replacement noticeboards had been identified. The Chairman stated that a decision to proceed with the purchase of these noticeboards would be made at the next Parish Council meeting. It was confirmed that Gerald Taylor, Chairman of the Village Hall Management Committee, had agreed to the new noticeboards being mounted on the Village Hall to replace the existing ones.

c. In the absence of Cllr. Hailey the discussion regarding the Queen's Green Canopy initiative was postponed until the next meeting.

#### **10. Transport and Traffic.**

There was no report.

#### **11. Recreation and Wellbeing.**

a. In the absence of Cllr. Wade there was no report on allotments.

b. The Chairman stated that he and the whole Council were very disappointed to learn of the vandalism at the Football Field hut and that the message sent advising councillors of the wanton vandalism and seeking financial support for the introduction of additional security measures had been seen by all councillors.

The Council **resolved** to provide financial support to the Football Club to improve security and that the first step was to invite the Club to provide costed proposals to the Parish Council for implanting the increased security. The Clerk commented that this project appeared to be an ideal project to attract an Area Board grant and that the Football Club should be encouraged to discuss this possibility with Cllr. Seed.

#### **12. Community and Communication.**

Cllr. Chown reported that Cllr. Hailey had confirmed that she would be the focal point within the Council for matters relating to Wessex Close Play Area.

In respect of the Tennis Court, she added that the vote by parishioners, via Facebook, was to paint the surface of the Tennis Court Green and Blue and this will now be undertaken.

Cllr. Chown advised councillors that she had had a very poor response to the establishment of a Neighbourhood Watch Scheme in Semington. The Chairman thanked her for her persistence in attempting to establish such a scheme and the Council **resolved** not to expend effort in promoting further except for the purchase and erection of the Neighbourhood Watch Scheme signs. The Council agreed to investigate possible locations for the signs to be erected, such as the lampposts where the original signs had been placed.

Cllr. Bruges confirmed that the arrangements for the village fête that will be held on 23 July were progressing well.

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

a. The Council noted the date of the Annual Parish Council meeting Wednesday 18 May 2022 at 7.30pm and the next Ordinary Parish Council meeting was also 18 May but commencing at 8pm.

b. The Council noted the agreed dates for Parish Council meetings in 2022 – all meetings commencing at 7.30pm - 5 June, 13 July, 17 August, 14 September. The Council noted that there had been two Semington Community meetings held recently and that those meetings plus the Public Participation opportunity at each Parish Council meeting had provided electors with the opportunity to make any representations they wished thereby providing the same opportunity for discussion and debate as at an Annual Parish meeting.

The meeting ended at 9.20pm

Peter Smith  
Chairman Semington Parish Council