

**CRUDWELL PARISH COUNCIL**Tuesday 6<sup>th</sup> August 2019 Crudwell Village Hall At 7.00 p.m.

**Present:** Cllr P Gilchrist (Chair), Cllr T Fraser (Vice Chair), Cllr S Grainger, Cllr G Lawes, Cllr M Credicott, Cllr C Berry

Annie Smith from the Village Hall handed over a set of keys and the alarm code to the Clerk.

**1. Apologies for absence – Received and accepted for Cllr R Lambley, Cllr A Stewart**

**2. Declarations of Interest in items on the Agenda -** To receive declarations of interest in items laid out in This agenda in accordance with the Parish Council Code of Conduct.

Cllr P Gilchrist declared an Interest in 19/05847/FUL Application for West Range Chedglow

**3. To confirm the Minutes of the Council Meeting held on Tues 20<sup>th</sup> June 2019 and Tues 2<sup>nd</sup> July 2019**

Subject to the following amendments:-

Tues 20 <sup>th</sup> June 2019 To approve the Minutes as a proper record- Clerk to file and upload on parish council website	Proposed by GL Seconded by SG and all present in favour
Tues 2 <sup>nd</sup> July 2019 To approve the Minutes as a proper record- Clerk to file and upload on parish	Proposed by MC Seconded by SG and all present in favour

**4. Matters Arising from previous meeting minutes – will be covered on this agenda**

**5. Finance – to include (1) Current bank balances:** 26<sup>th</sup> July - Treasurers £14,163.56 / Bus Bank Instant £16,937.49

**(2) Accounts for payment**

PATA	Payroll Services 3 months	£18.00	Prop PG/Sec TF all present in favour
Crudwell Village Hall	Room Rental	£68.38	Prop PG/Sec TF all present in favour
Chedglow Arable	Waste Removal and Telehandler Operations	£534.60	Prop PG/Sec TF all present in favour
WALC	Clerk Training course for KT	£78.00	Prop PG/Sec TF all present in favour
Clerk Salary	Lisa Dent	£369.35	Prop PG/Sec TF all present in favour
Clerk Salary	Kirstie Trueman	£279.82	Prop PG/Sec TF all present in favour
Vision Planning	Neighbourhood Plan Fees	£912.00	To be presented at APM
Idverde	Grass Cutting and Weeding	£266.21	To be presented at APM
Auditing Solutions	Internal Audit Fee	£216.00	To be presented at APM
	Total to be agreed	<b>£1348.15</b>	

**(3) Confirmation received of audit documents to external auditor**

**6. Annual Parish Meeting -** Invites have been emailed to Head of Crudwell school, PCSO John Bordiss. Notice has been posted on the website and on the Crudwell Facebook page.

*R. Calver*  
3/9/19

## 7. Planning:

### 7.1 Public Right of Way Ridgeway – Formal response

**At the Parish Council meeting of 6<sup>th</sup> August 2019 the following comment was agreed:- COMMENT**

We welcome the introduction of this PRow, however wish to raise the following points.

1. The NE end of the route is shown terminating in the garden to No 12 The Dawneys. This needs to be relocated to join the footpath in the adjoining field.
2. No 12 The Dawneys has a public footpath across the front of its property, the length of the side of the property, and this proposal will add one across the back, we feel this would be a little unfair, and for this reason request a slight re-route, as per our attached drawing.

### 7.2 Appeal to the Planning Inspectorate Comments should be received by 2<sup>nd</sup> September 2019.

Appeal Site: Ravenscourt, Crudwell SN16 9ER

Proposed development: Alterations to parking hardstanding

Inspectorate ref APP/Y3940/W/19/3231872

Appeal start date: 29<sup>th</sup> Jul 19/Comments to be rec by: 31<sup>st</sup> Jul 19

**At the Parish Council meeting of 6<sup>th</sup> August 2019 the following comment was agreed:- OBJECTION**

1. A significant area of agricultural land has been purchased by the householder, which is currently being used as garden and parking, we regard this loss of open countryside in this prominent position in the village to be very significant and would welcome its return to pasture.
2. It is difficult to understand the need for additional parking in this location, as the property enjoys plenty of parking in its own yard.
3. The householder is running Yoga classes from their property, seemingly without consent, we are fearful that the parking, particularly considering its location, is intended to support this activity. We would resist this due to the impact it would have on neighbouring properties.

**7.3 Application Ref: 19/06224/FUL Application for Full Planning Proposal:- Two storey extension to side, single storey extension to rear At: Crew House, T Junction North Of Hankerton To Junction In Eastcourt, Eastcourt, SN16 9HN Comments to be received by: 31 July 2019 (extension has been approved)**

**At the Parish Council meeting of 6<sup>th</sup> August 2019 the following comment was agreed:- NO COMMENT**

### 7.4 Application Number: 19/05847/FUL

Site Location: West Range Chedglow Nr Malmesbury Wiltshire SN16 9EZ

Proposal: Infill Existing Open Store to Form En-Suite. Remove Oil Fired Boiler, Oil Storage Tank & Radiators. Install External Air Source Heat Pump to Front Elevation. Install Defra Approved Multi-Fuel Stove to Lounge with External Flue. Change Woodwork External Decoration Colour from Brown to National Trust Green. Change Internal Layout. Install 2 x Roof Velux Windows. Erection of shed. Please send your comments by: 14/08/2019

**At the Parish Council meeting of 6<sup>th</sup> August 2019 the following comment was agreed:- COMMENT**

1. The construction is adjacent a neighbours building, we would like to be sure a party wall agreement will be entered into, to safeguard the structural and weatherproofing integrity of this building and garden wall.
2. The siting of the air source heat pump needs careful consideration, these devices output a near constant low level noise (28db at 6m for the proposed model), which can be very unpleasant for neighbours. We would like to suggest placing it on the east boundary, as far as possible from the two neighbours.
3. The siting of extract and soil vents near the boundary with adjoining properties should be avoided, with a one way valve being considered for the latter.

*P. Culbert*  
3/9/19

**7.5 Application Ref:** 19/07305/FUL      **Application for Full Planning Proposal:-** Creation of new access track  
**At:** Hayleaze Farm, Crudwell, Malmesbury, Wiltshire, SN16 9EY      **Comments by:** 29 August 2019

**At the Parish Council meeting of 6<sup>th</sup> August 2019 the following comment was agreed:- COMMENT**

1. The existing gateway in this location, appears to be being used to serve the holiday let associated to Hayleaze Farm, the consent for the conversion of that outbuilding made clear that the existing farmhouse access would be used. We feel this application should cover the change of use to residential for this entrance.

**Clerk to upload planning comments.**

**8. Wilts Council Report (Cllr Berry) – Standing Item**

Philip Whitehead was recently appointed as the new leader, the first cabinet meeting went well.

The biggest concern is the stability of the council going forth into the elections. The council is also looking at what is needed in terms of Adult social care and is trying to link some roles within the primary care networks.

Cllr T Fraser asked Cllr Berry what audit does Wiltshire council undergo? Cllr Berry confirmed that Wiltshire council is publicly audited and that he will find out where we can access the information to view the audit.

Cllr T Fraser also asked Cllr Berry about CIL money. Cllr T Fraser believes that the Parish council has never received any CIL money for the Ridgeway development. Cllr Berry will look in to whether Crudwell is owed any CIL money.

**9. Neighbourhood Plan - Standing Item**

Two new members have joined The Steering Group and will be formally co-opted on the 10th August at the Parish APM, they are Jenny Salter and Helena Evanson-Goddard.

Implications of the Inspectors' dismissal of the Ridgeway appeals are:

- That Crudwell should deliver its own housing needs by the emerging NP.
- That the Ridgeway development as proposed would harm the character and appearance of the area.

If we don't deliver a plan for 2026 we are at risk of developments by planning appeals if the 3 year housing land supply targets are not met. When NP is made, Crudwell will be safe from housing applications even with only 3 <sup>(1)</sup><sub>(SEP)</sub> years Housing Land Supply in North and West Wiltshire Housing Market Area.

A full analysis of the Community representations and recommendations in respect of same by the two Steering Group teams and the same for the stakeholders representations by Stuart has now been completed. A wish list of additional requirements has been developed from community and stakeholder representations.

Following this, and as the NP no longer on hold pending the appeals, the work programme of the Steering Group has set out in preparation for Reg 16 is as follows:

Confirm the strategy advised to complete the NP for 2026 rather than extend to 2036.

Carry out the following work to ensure that site/s are deliverable and achievable by 2026.

- Recommence active consultation with the community via mailing lists, WOIC, website, further surveys and events as required.
- Commission a further independent traffic survey in respect of Tuners Lane and Tetbury Lane. Funding for this and any other technical work required is being requested from Locality.
- Enhance draft plan and Design Code particularly to ensure more local distinctiveness.
- In discussion with the landowner/Agent; ensure that the Tuners Lane Site can be drained, that the foot way and A429 junction needs can be met, that the design of the proposed development would meet requirements in

*P. Culbert*  
3/9/19

respect of house design and housing mix to create realistically affordable homes and that other "wish list" facilities and features identified by Reg 14 representations could be provided.

- Hold discussions with the Ridgeway Farm developers to test any appetite for a smaller development than the refused application which would also meet the requirements as above.
- Given that these two sites are the only realistically achievable developments by 2026, determine whether there is any potential to split the 20~25 housing site allocation as suggested by (5) parishioners, or to maintain a single site strategy. Main advantage of split site is less development on any one site and therefore less harm and impact, main disadvantage is fewer/lower proportion of affordable homes and less funding available for infrastructure/ design etc.
- Review all policies in the light of community and stakeholder representations, formally respond to all representations.

Then review and complete NP document set for Reg 16 submission to WC.

A full presentation on this and on progress with the Community Hub feasibility study and Steering Group will be given at the APM on the 10th.

## **10. Parish Matters**

10.1 Swillbrook clearance working party/garden waste causing the blockage at Long Ridge.

The Parish Council would like to thank the volunteers for clearing the blockage which has resulted in a huge improvement.

10.2 Tetbury Lane – HGV's (email from resident) Memorial Garden Hedge Cutting update.

Clerk to respond to resident as a courtesy.

10.3 Defibrillator new battery and pads – Clerk will chase news pads which are not yet received and also request if there is a use for the old battery to be returned.

10.4 Moderator Crudwell Facebook community Page – The current moderator of the Crudwell Facebook page is stepping down and said the most obvious step was to approach the Parish Council. We have received no official approach as yet.

10.5 Emergency Plan handover – Cllr M Credicott handed over the emergency plan files to Cllr P Gilchrist to look at.

10.6 Parish Steward Tasks – Ivy covering the bus stop need to be cleared away. Clerk to advise.

WALC Clerk training course for new Clerk.

TF requested that the Crudwell Village Hall Invoices are checked as we pay in advance.

Clerk to advise

## **11. Closing comments/Chairman to close meeting**

## **12. Matters for the next meeting**

LD and KT to work on VAT together.

**Cllr Berry left the meeting at 20.45**

**10. DONM 3<sup>rd</sup> September 2019**

**Items for meeting 3<sup>rd</sup> September 2019**

*P. Gilchrist*  
3/9/19