

## SEEND PARISH COUNCIL

Minutes of the meeting held on Tuesday, 29<sup>th</sup> January 2019 at Seend Community Centre.

**Present:** Mrs G A'Bear, Mrs P Akerman, Mrs A Heatley, Mr T James (Chair), Mr P Manning, Mr J Padfield, Mrs C Vince, Mr J Williams and Mr M Wiltshire

Also present: Councillor Jonathon Seed, Mrs Sue Bond (Clerk), Mr G Clarke (Seend CLT), Mr C Powell (Woolley & Wallis), Mr R Berry (Little Mitchells Farm), Mr J Jenkison (Foresight Group), Ms C Dyer and Ms A Booth and 13 other parishioners.

Agenda Item		Action
2019/125 Apologies for Absence	Mr B Nicholls	
2019/126 Declaration of Lobbying (i) Declaration of changes to the Register of Interests (ii) Declaration of interest in items on the Agenda (iii) Requests for Dispensation	(i) There were no declarations of changes to the Register of Interests. (ii) Mr Padfield and Mr Wiltshire declared an interest in planning application 18/12131/OUT, Little Mitchells Farm. Mr Wiltshire also declared an interest in the approval of the cheques. (iii) There were no requests for dispensations.	
2019/127 Local Councillor Matters	Councillor Seed said that there were 3 issues he was currently involved in: Spiderweb Paddock; the planning application for Little Mitchells Farm, and Seend Post Office. He had met with the prospective new owner of the Post Office and had seen his plans. He offered to help or advise on any matters of concern that the prospective new owner might have during the process of changeover.	
2019/128 Minutes of the Previous Meeting	1. The Minutes of the meeting held on 27 <sup>th</sup> November 2018 had been circulated to all Councillors.  1.1 <u>Resolution:</u> Acceptance of the Minutes as an accurate record was proposed by Mrs Heatley and seconded by Mrs A'Bear All other Councillors voted in favour of approving the minutes.	
2019/129 Matters Arising Not Already on the Agenda	<u>WW1 Bench</u> – Mrs Heatley reported that the dedication service held on 12 <sup>th</sup> January was well attended and had received a lot of publicity in the local press. The Seend branch of the RBL would give the Parish Council a cheque for their contribution as soon as their treasurer was back from holiday. The Chairman was delighted with the new bench which had received many favourable comments from parishioners.  <u>Councillor Vacancy</u> – The Clerk reported that there were 3 residents interested in becoming a councillor. One, unfortunately had not yet lived in the village for more than a year, so could not yet qualify. It was agreed that a co-option should take place at the March meeting when Councillors would vote in one of the two candidates.  <u>Bus shelter Light (The Lye)</u> – The clerk reported that this was now fixed.  <u>Dog fouling signs</u> – the Clerk had sourced some signs from Wiltshire Council. A short piece had been put in the February issue of Spotlight alerting dog walkers to the dangers of not clearing up after their dogs when walking through fields with livestock.	
2019/130 Items for Discussion from Members of the Parish	Ms Carole Dyer and Ms Alex Booth, residents of New Buildings, spoke on behalf of the residents of New Buildings. They spoke of their grave concerns about the potential impact the development would have on their properties and the small community they have in the row of cottages. They urged the Parish Council to object to the development.	
2019/131 Little Mitchells Farm Planning Application	1. <u>Application Ref: 18/12131/OUT</u> Site Location: Little Mitchells Farm, Seend Cleeve, SN12 6QD Proposal: Outline Planning application for the erection of 10 new dwellings.  1.1 The Chairman reported that the Parish Council had received 10 letters of objection to the planning application to build 10 houses in a small estate	

	<p>in the field next to New Buildings.</p> <p>1.2 Mrs Heatley made the following comments about the planning application.</p> <p>1.3 The proposed site is in open countryside. New Buildings consists of a row of 12 terraced houses, one farmhouse and one farm bungalow in a lane with farmland and fields all around so this proposed development cannot be described as “infill” and would impose on the surrounding landscape.</p> <p>1.4 New Buildings houses are of historic interest – the houses are made of stone on a clay bed and have no foundations and were built for employees of the iron works. This new development would not be in keeping with those houses. They would be out of character for that area and would therefore have a detrimental impact on the visual amenity.</p> <p>1.5 The speed limit along this stretch of road is 60mph. With an increase in housing there would inevitably be an increase in the volume of traffic in an already fast, narrow lane. There is already a danger to walkers as there is no pavement and horse riders in this narrow road, and any increase in traffic would exacerbate that problem.</p> <p>1.5 There are no amenities. There are no pavements, hardly any lighting, the school and shop are in the main village of Seend, about a mile away and therefore this development would neither enhance this area nor be sustainable.</p> <p>1.6 The proposed development does not offer sufficient parking or turning circle. It is inevitable that the owners and their visitors will need more parking and waste collection areas and it is likely they will park outside the development on the roadside which is already happening with the residents of New Buildings. This, together with extra vehicles from the proposed development, will cause yet more hazards on this fast, narrow, road. This would have an unacceptable impact on this country lane.</p> <p>1.7 Being in the countryside and near to the canal, this site will impact on existing wildlife including the likelihood of a bat colony, which is a protected species.</p> <p>1.8 The Wessex Water letter of 7 January 2019 should be carefully considered to include their concerns regarding the effects of inadequate provision for surface water drainage on sewer flooding and also the proximity of the sewage pumping station – a minimum clearance of 15 metres from the sewage pumping station to dwellings is required and some of the proposed houses are within that easement.</p> <p>1.9 Surface water and inadequate drainage is already a concern for New Building residents. Water can lie cross the road when there has been heavy rainfall precisely in the area where this development is proposed. This is even more of a problem as the houses are built on a bed of clay with no foundations.</p> <p>1.10 Mrs A’Bear said the planning statement submitted with the application referred to the Draft Parish Neighbourhood Plan and policies that were early drafts and are now 18 months out of date. These policies have been superseded by new policies prepared by the NP consultants Place Studios. At the recent Consultation Coffee morning, the consultants had marked the site as code red, meaning that it is isolated, outside of the settlement area and would be car dependent. Therefore, it was not a good site for a housing development.</p> <p>1.11 All the above concerns were endorsed by the other councillors. Some Councillors said that development in Seend was inevitable and that it would be preferable to have a smaller development such as this one than one large development.</p> <p>1.12 Mr George Clarke, Chairman of the Seend CLT, said that the CLT had dismissed it as a possible site as it did not have any social housing</p>	
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	<p>provision for it to be classed as an exception site. For an exception site to be approved by Wiltshire Council it would have to have the support of the whole community.</p> <p>1.13 <u>Resolution</u>: Mrs Heatley proposed that the Parish Council objects to the planning application citing all of the above reasons. This was seconded by Mrs Vince. 6 Councillors voted in favour of objecting to the planning application. There were no votes against. Mr Manning, Mr Padfield and Mr Wiltshire abstained. The motion was carried.</p> <p>1.14 Councillor Seed said that he would be willing to call in the planning application should the planning officer be minded to approve the application. He would speak to the planning officer to see what his views were and report back to the Parish Council.</p>	
2019/132 Sandridge Solar Farm	<p>1. The Chairman welcomed to the meeting Mr James Jenkison, Environment &amp; Sustainability Manager for Foresight Group who are responsible for the management of the Sandridge Solar Farm, as well as other solar farms around the county and the UK. Foresight Group took over from the original builders of the solar farm, Goldbeck Solar, in February 2017</p> <p>1.1 He spoke about their continuing work with the implementation of solar energy around country. Foresight Group are quite conservative in its ways and would not jump on the bandwagon of new technology until it was well and truly tested. He intimated that there would be the installation of shipping containers for battery storage on some of the sites which would be able to store larger amounts of power for delayed use.</p> <p>1.2 He stressed that the development would be around for a long time, and that the Community Benefit payments would continue to be paid to the surrounding communities. He was pleased to hear that Seend Parish Council had spent their money on the installation of 3 defibrillators in the parish.</p>	
2019/133 Police Matters	<p>The following incidents had been reported:</p> <p><u>December</u></p> <ul style="list-style-type: none"> <li>• 27<sup>th</sup> – Man from Bradford on Avon arrested for drink driving following a crash at the pinchpoint of Seend High Street, which severely damaged the railings.</li> <li>• 29<sup>th</sup> – Non injury RTC, damage to property in Seend</li> <li>• 29<sup>th</sup> – 2 local males arrested for possession of an offensive weapon.</li> <li>• 30<sup>th</sup> - Man from Westbury arrested for drug driving after an incident at Baldham, Seend</li> </ul> <p><u>January</u></p> <ul style="list-style-type: none"> <li>• 19<sup>th</sup> – RTC involving 2 cars at Bell Hill Crossroads – serious damage was done to The Bell pub as one car was pushed into the pub by the other.</li> </ul>	
2019/134 Neighbourhood Plan	<p>1. Mrs A'Bear reported that the Consultation Coffee morning held on Saturday 26<sup>th</sup> January was well attended by over 50 people, many of whom gave feedback. They were now gathering up the feedback collected to give to the Consultants for analysis and inclusion in the Neighbourhood Plan. Mrs A'Bear said that they were hoping to be able to put up the Neighbourhood Plan display boards at other venues around the village, possibly in the pubs.</p> <p>2. The Schedule of sites was progressing with the first round of assessment narrowing down the number of possible sites to approximately 10. The next stage of assessment would look further into the suitability of the sites.</p>	
2019/135 CLT Update	<p>1. Mr Clarke, Chairman of the Seend Community Land Trust, said that it was just under a year since the Parish Council gave its formal backing to the setting up of a Community Land Trust for Seend. He gave a rundown of what had been achieved over the year. He was pleased to report that they now had over 200 members which is quite an achievement for a small CLT. He thanked those councillors who had regularly attended the monthly meetings.</p>	

	<p>2. They had met with a number of landowners around the parish to discuss the potential for affordable &amp; social housing development, and with one landowner in particular where discussions were progressing well. They had chosen White Horse Housing Association as the organisation to work with.</p> <p>3. Mr Clarke felt that there was a strong case for a second housing needs survey to be carried out in the parish. The CLT were concerned that the previous survey carried out in 2016 was now out of date and was not truly reflective as many parishioners were reluctant to give information. Mr Clarke said that the request for another housing survey needed to come from the Parish Council. Wiltshire Council would pay for the cost of the survey.</p> <p>3.1 <u>Resolution</u>: The Chairman proposed that Seend Parish Council ask Wiltshire Council for another Housing Needs Survey to be carried out in Seend Parish. This was seconded by Mrs A'Bear. All Councillors voted unanimously in favour. The Clerk to action this.</p>	Clerk
<p>2019/136 Highway Matters</p>	<p>1. <u>CATG Meeting</u> – The next meeting is on 7<sup>th</sup> February. The Chairman is not able to go, so the Clerk and Mr Williams will attend. Feedback to be given to the CATG on the recent road safety improvements at Bell Hill crossroads and on the Church Crossing.</p> <p>2. <u>Metro Count, Seend High Street</u> – the Clerk reported that this was due to take place at the beginning of February. There was some discussion about the best location. The majority agreed that it should be done closer to the Rusty Lane entrance nearer the noticeboard.</p> <p>3. <u>Church Crossing</u> – The Councillors felt that more should be done to make the church crossing more visible. Councillors had expected the road to be painted, bollards and the special raised paving for people with impaired visibility. At the moment, drivers are not aware that there is a crossing, and have even parked over it. Councillor Seed advised that this matter should be taken up at the CATG meeting as an unfinished job.</p> <p>4. <u>Seend High Street Pinchpoint</u> - following the accident on 27<sup>th</sup> December which badly damaged the railings and the wall opposite, there was a discussion on what else could be done to improve visibility at night. The owner of Wesley Cottage had spoken of her concerns to the Clerk and had asked if there was anything else that could be done. The footpath is quite narrow and pedestrians feel quite vulnerable at this point. It was agreed that the advice of the Highways Engineer be sought and to see if it were possible to have reflective strips put on the wall opposite. Approval of the home owner would of course have to be sought, but the first step would be to assess the feasibility of it.</p> <p>4.1 Councillors agreed that the Clerk should source some more red reflective tape to put on the newly replaced railings.</p> <p>5. <u>Bollands Hill Road Junction</u> - Since the road safety measures, the verge at the top of Bollands Hill has been churned up as drivers are cutting the corner and going over the kerb. Councillors suggested that this issue be added to the feedback on the Bell Hill Crossroads improvement measures to give to Highways.</p> <p>6. The contents of a letter from a resident about the recent accident at Bell Hill and the road safety measures was read out at the meeting. It questioned why the parish were not consulted on the Bell Hill road improvements and what else should have been done at the crossroads. The Chairman stated that the Parish Council were consulted. The road safety initiatives were carried out in direct response to a community issue raised by the Parish Council in the autumn of 2017, and an assessment was carried out in December 2017. The findings presented to the Parish Council and agreed at the March 2018 CATG meeting. A response to be sent to the resident stating these facts.</p>	<p>Mr Williams &amp; Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<p>2019/137 Planning Matters</p>	<p><u>Planning Matters</u></p> <p>1. <u>Planning Applications responded to during December 2018</u></p>	

	<p>The following 3 applications arrived in between parish council meetings so could not be discussed at a full council meeting. The planning sub-committee looked at the applications, and the Clerk submitted the following comments to Wiltshire Council.</p> <ul style="list-style-type: none"> <li>• 18/10449/LBC – The Laurels Seend - Approve</li> <li>• 18/12126/TCA – Beech House, High Street, Seend - Approve</li> <li>• 18/10636/FULL – 28 Parkview, Row Lane Seend - Object to on the grounds that the application was for development in open countryside and the change of use from agricultural land to residential use. The size of the proposed extension was quite significant, and looked to be out of proportion to the main house.</li> </ul> <p>2. <u>Application Ref: 19/00370/TCA</u> Site Location – Seend Manor, High Street, Seend Proposal – Yew Tree – Fell</p> <p>The Clerk said that she had spoken with the tree surgeon who said that the tree had been severely pruned already but had not been enough to improve the light for the nearby property. He felt that there was no alternative but to fell the tree. He did say that another deciduous tree may be planted in its place, or better position.</p> <p>2.1 <u>Resolution</u>: Mrs Heatley proposed that the planning application be approved. Seconded by Mrs Vince. All Councillors voted in favour.</p>																																		
2019/138 Area Board Update	<p>The next Area Board meeting will take place on 13<sup>th</sup> February at the Melksham United Church. The Clerk and Mr Williams to attended. The Clerk may need to give feedback on the grant given to help purchase the WW1 bench and on the application by West Wiltshire Ramblers for a grant to replace some stiles with kissing gates.</p>	Mr Williams & Clerk																																	
2019/139 Defibrillator at Sells Green	<p>The Clerk reported that this was now installed and registered with WebNos and the South West Ambulance Service. A request had gone into Spotlight for a volunteer to do the weekly checks.</p>																																		
2019/140 Correspondence	<p>1. <u>Emergency Flood Plan</u> – the Clerk had received correspondence from Wiltshire CC Flood Resilience Officer asking for Seend Parish to prepare an Emergency Flood Plan. Whilst we do not have any flood risk areas, except in the surrounding fields, it is important that we identify any gullies/drains that if blocked in a flash flood had the potential to flood residential properties. The Clerk to prepare this with the help of the Councillors to identify flood risk sites.</p> <p>2. <u>CPRE – Best kept Village Competition 2019</u> - emailed correspondence received about this year's competition. The Parish Council to decide if we want to enter again.</p>	Clerk																																	
2019/141 Privacy Policy and Information & Date Protection Policy	<p>1. A revised version of the Privacy Policy and the Information &amp; Data Protection policy had been circulated to all Councillors prior to the meeting. The clerk said that these were adapted from templates provided by the SLCC.</p> <p>1.1 <u>Resolution</u>: Mrs Heatley proposed that these two policies be adopted. Seconded by Mrs A'Bear. All Councillors voted in favour.</p>																																		
2019/142 Financial Matters	<p>1. There were 11 cheques for signature:</p> <p><u>Cheques for Signatures</u></p> <table> <tbody> <tr> <td>Camelot Media</td> <td>£12.00</td> <td>Website editing for NP website</td> </tr> <tr> <td>JDH Gardening</td> <td>£70.00</td> <td>Allotment hedge cuttings</td> </tr> <tr> <td>Seend Community Centre</td> <td>£115.00</td> <td>Room hire</td> </tr> <tr> <td>Water2Business</td> <td>£ 92.39</td> <td>Allotment Water Bill July to Dec</td> </tr> <tr> <td>David Ogilvie Eng</td> <td>£1,051.20</td> <td>WW1 Bench</td> </tr> <tr> <td>Mrs S Bond</td> <td>£535.65</td> <td>Clerk salary Jan 2019</td> </tr> <tr> <td>Mrs S Bond</td> <td>£231.72</td> <td>Clerk expenses Oct to Dec 18</td> </tr> <tr> <td>X2Connect</td> <td>£82.08</td> <td>Defibrillator signs</td> </tr> <tr> <td>Wright Electrical</td> <td>£100.00</td> <td>Repair of bus shelter light.</td> </tr> <tr> <td>Wright Electrical</td> <td>£ 40.00</td> <td>Installation of defibrillator in phone box, Sells Green</td> </tr> <tr> <td>Wiltshire Council</td> <td>£7,431.89</td> <td>Bell Hill road safety improvements and church crossing</td> </tr> </tbody> </table> <p><u>Resolution</u>: Mr Padfield proposed acceptance of the cheques. Seconded</p>	Camelot Media	£12.00	Website editing for NP website	JDH Gardening	£70.00	Allotment hedge cuttings	Seend Community Centre	£115.00	Room hire	Water2Business	£ 92.39	Allotment Water Bill July to Dec	David Ogilvie Eng	£1,051.20	WW1 Bench	Mrs S Bond	£535.65	Clerk salary Jan 2019	Mrs S Bond	£231.72	Clerk expenses Oct to Dec 18	X2Connect	£82.08	Defibrillator signs	Wright Electrical	£100.00	Repair of bus shelter light.	Wright Electrical	£ 40.00	Installation of defibrillator in phone box, Sells Green	Wiltshire Council	£7,431.89	Bell Hill road safety improvements and church crossing	
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	<p>by Mrs Vince. Mr Wiltshire abstained from voting, but all other Councillors voted in favour.</p> <p>2. Bank Reconciliation to end of December 2018 - £25,189.48</p> <p>3. The Clerk said that as there was just under £10,000 worth of cheques going out this month, it would leave just over £6,000 in the deposit account, and advised that £4,000 should be moved from the Bath Building Society to the Lloyds deposit account. This would ensure that there would be enough funds to pay for any remaining invoices that arise during the final two months of the financial year.</p> <p>3.1 <u>Resolution</u>: The Chairman proposed that £4,000 be transferred from the Bath Building Society Account to the Lloyds Deposit Account. This was seconded by Mrs Heatley. All Councillors agreed. Clerk to action with the two signatories.</p>	Clerk & signatories
2019/143 Items for note	<p>Mrs Vince said she had tried to investigate where she could get signs that listed the dangers from particular diseases that could be caught by livestock being exposed to dog faeces. She had seen the signs on a particular farm and had tried to find out where they had come from. Mr Padfield said he knew the owner and would speak to him.</p> <p>Mrs A'Bear suggested that the prize money from last year's Best Kept Village Competition should be spent on litter picking equipment. She offered to source and cost litter picking equipment and report back to the Parish Council. All Councillors agreed.</p> <p>The painting of concrete planters at the Barge Bridge was discussed. The Parish Council had originally agreed not to paint them. But some adhoc painting had been carried out.</p> <p>The Bell pub is up for auction on 14<sup>th</sup> February.</p> <p>A resident had reported that the canal bank from Rusty Lane to Spout Lane had fallen away in some places. The Clerk to mention it to the Canal &amp; River Trust.</p> <p>Mrs Heatley and Mr Wiltshire to set up at the next meeting.</p>	Clerk
2019/144 Date of next meeting	<p>There being no other business, the Chairman closed the meeting at 9.30pm</p> <p>The date of the next meeting is 26<sup>th</sup> February 2019</p>	

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**CHAIRMAN**  
Date: 26<sup>th</sup> February 2019