

LACOCK PARISH COUNCIL

Parish Clerk: Lana Steward

The Griffin, Bowden Hill, Lacock
Chippenham, Wilts. SN15 2PP

email:stewardpc@btinternet.com
Tel: (01249) 730254

DRAFT Minutes of the Parish Council meeting held 9 April 2018 at 7.30pm in the Manor Room.

THOSE PRESENT:

C Doel, J Boldon, R George, A Barley, A Cessford, J Durrant, G Fortune, P Shaw, S Gregory, and A Turnbull. Also present were Ben Anderson and Graham Heard.

1 PUBLIC QUESTION TIME:

There were no parishioners present.

2 APOLOGIES:

Apologies were received from G Steer.

3 DECLARATIONS OF INTEREST:

There were none.

4 MINUTES OF PREVIOUS MEETING:

It was resolved (JB/AB) that the minutes of the meeting held on 12 March 2018 be signed as a true record.

5 UPDATE FROM MINUTES:

The Great British Spring Clean - The Chairman thanked those who had organised and taken part in the event.

6 AREAS OF RESPONSIBILITY:

R George -

Report No.9 had been circulated prior to the meeting. RG reported the water pipes in the roof of the sports pavilion had been damaged by the extreme frost. This had resulted in flood damage and loss of electricity. The necessary repairs to reinstate the facility are in hand.

A report on the Public Exhibition had been circulated to members prior to the meeting. RG and CD had met that afternoon with National Trust advisers, architects and others and the exhibition was discussed during the afternoon. The cost for the new build would be £1.4m and each of the school parts £700k each. GH stated that impact is critical for the National Trust in respect of the setting.

RG/AT recommended that the next stage of development which will involve funding applications to public bodies sufficient to allow the detailed design of new and for the

schools to seek educational consent to prepare a strategic plan for reconfiguration. All in favour.

RG stressed that PC agreement did not commit the PC to funding.

A Turnbull -

Corsham Road play area - there has been difficulty finding parts for the repair. AT has requested that the grass be cut as soon as possible. The condition of the grass has improved as a result of last years maintenance.

AT meeting with Senior Rights of Way Warden re Lac18 to see how the condition of this path can be improved.

AT will be maintaining the PC website for a few weeks.

Screen in shop - media content - PS in contact with Wiltshire Council and the company who provide the software. There is a lot of commitment to maintain the screen content. PS will contact Peter Self re the wifi issue and Richard Rogers at the Area Board. AT agreed to oversee the screen and website.

It was reported that there is a gap in the hedge in the playing field play area which enables children to escape.

J Durrant -

Re GDPR - JD asked members to look at their general emails and delete those more than one year old.

A Cessford -

With regard to an email from Mr Addison re the lambing event at Lackham, AC received a response from Ian Revill advising that planning permission is not required for the event and that there was no directed traffic from Mr Addison's house going north to the A350.

G Fortune -

GF reported that the guttering on the cemetery chapel had been repaired and is now not leaking.

A Barley -

AB reported that James Glen is waiting for better weather to reinstall the seat outside the garden centre.

It was agreed that a cheque for £1k be lodged with John Miller for equipment etc needed by the Probation Service re the grass cutting in the cemetery.

S Gregory/P Shaw -

Pavement maintenance - still no progress.

Parking outside school - the school has drafted a questionnaire to the parents.

Parish Steward - hoping to come to Lacock at the end of April.

PS reminded those present that 16 April was the deadline for comments on the pedestrian crossing consultation.

C Doel -

CD had attended the Area Board AGM. There were some interesting presentations by various youth groups.

Tenants' meeting - Paul Newman and Cliff Fiander talked about the village fair and there were no issues with Lacock at War being held the previous week. Only one person at the meeting was unhappy about the Relish event. Those present were in favour of the proposed crossing.

7 CORRESPONDENCE:

A list of correspondence received had been circulated prior to the meeting.

- 1 A350 Chippenham Improvement Scheme Phase 3 – Project Bulletin 4 – Spring 2018
- 2 Councillors Briefing Note No.344 - General Data Protection Regulations - Information for Town and Parish Councils.
- 3 Councillors Briefing Note No.344 (?) – Wiltshire Housing Land Supply Statement 2017.

- 4 Councillors Briefing Note No.346 – Ofsted Inspection praises Wiltshire’s joint working to support Children and Young People with SEND.
- 5 Councillors Briefing Note No.347 – Outdoor learning centres in Wiltshire.
- 6 Councillor Wayman's April Highways Newsletter.
- 7 From Wiltshire Council – Variation Application – The Bell Inn, Bowden Hill, Lacock.
- 8 From Digital Corsham and our personal data rights project.
- 9 From Wiltshire Council – application for temporary road closure – Special or Community Events – re Lacock Village Fair on 27 August 2018 from 8am – 6pm.

9 FINANCE:

i) Accounts -

It was resolved (AC/JD) that the following accounts be paid:

400876	S J White	£ 451.80	(for March)
400877	G Westall	£ 35.00	(for March)
400878	S Steward	£ 299.56	(for March)
400879	Idverde Ltd	£ 233.99	(grounds mtce March)
400880	WALC	£ 418.63	(annual sub)
400881	National Trust	£ 150.00	(pavilion rent)
400882	Wiltshire Council	£ 126.27	(cemetery NNDR)
400883	water2business	£ 77.72	(cemetery water)
400884	Labox	£ 216.00	(plans for exhibition)
400885	Labox	£1800.00	(part payment)
400886	James Glen	£ 989.07	(amenity seats refurb)
400887	John Miller	£1000.00	(UPW)

ii) Statement of Account -

It was resolved (RG/JD) that the Statement of Account showing a balance of £9473.51 as at 28 March 2018 in the Co-operative Bank current account and £66274.89 in the Cambridge & Counties deposit account should be signed by the Chairman as being correct.

iii) It was resolved (AC/GF) that the Chairman sign as correct the end of year totals in the Receipts and Payments book. The Bank Reconciliation statement for 2017/2018 had been circulated to members prior to the meeting.

10 PLANNING:

listed

18/02345/LBC

Alterations to listed ancillary domestic outbuilding - Notton Lodge, Notton.

18/02518/LBC

Fell row of Leylandii - Whitehall Farm, Reybridge, Lacock.

17/11665/FUL

Replace concrete block wall with softwood 5 foot close board fencing with gravel board and softwood posts - Lacock C of E Primary School, High Street, Lacock.

18/00839/FUL - AMENDED PLANS

Removal and replacement of side boundary wall - Brinsop Cottage, Bewley Mews, Bewley Lane, Lacock.

There were no objections/comments made on the above applications.

18/02436/FUL

Proposed demolition of existing outbuilding and erection of replacement outbuilding for ancillary accommodation - The Old Mill, Reybridge, Lacock.

The Council resolved to maintain its OBJECTION to the development proposed in the above mentioned planning application.

There are two main grounds for objection relating to:

- 1 the risk of the proposed residential development being adversely affected by flooding, and
- 2 the proposed development and use of the building for residential accommodation, ancillary to the main Mill house, would be inappropriate development in a Conservation Area.

FLOODING -

The planning application area lies within the flood plain of the River Avon and as a consequence is susceptible to flooding. The Flood Risk Assessment submitted with the planning application could well be correct in stating that the dwelling has not flooded for many years but what it fails to state is that when the flooding is severe the house is completely surrounded by flood water and as a consequence the "outbuilding" is flooded and cut off from the main house. It would, therefore, appear to the Council that it is inappropriate to redevelop the "outbuilding" for residential accommodation when it will almost certainly be adversely affected by flooding.

A more detailed first hand explanation of the potential flooding concerns is contained in a submission made to Wiltshire Council by Mr Peter Hickman on 3 April 2018 in respect of this proposed development. The Parish Council concurs with the concerns raised in that submission and considers that it adds weight to the justification for a refusal of planning permission.

ADDITIONAL ACCOMMODATION -

The Parish Council maintains its objection to the conversion of the "outbuilding" for residential use, not only on flood safety grounds, but also it considers that such an extension of residential accommodation on the site is inappropriate development in the Conservation Area and could lead to it having undesirable implications on the surrounding area and set a precedent for the intensification of residential uses on the site.

Notice of Planning Appeal - Bewley Cottage Bowden Hill, Lacock - noted

11 OTHER BUSINESS:

There was none.

12 DATE OF NEXT MEETING: Monday 14 May 2018.

There being no further business the Chairman declared the meeting closed at 9.15pm.

Signature of Chairman upon approval of Minutes.

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14 May 2018