

WORTON PARISH COUNCIL

PARISH COUNCIL MEETING 5 September 2016, 7.30PM

THE VILLAGE HALL, HIGH STREET, WORTON

MINUTES

Present: Councillors: R Wilshire (Chairman); Cllr S Bonfield; Cllr B Devine; Cllr W Francis; Cllr R Goss; Cllr D Johnson;

Apologies: Cllr Midgely

Also present: 15 members of the public, Cllr P Salaman [Marston PC]; Cllr R Gamble [WC]. Mrs E Read (Clerk) and Mr Andrew Fleming on behalf of Worton and Marston United Charities.

1. Apologies for absence

Apologies were received from Cllr Midgely, these were accepted by the Council.

2. Declarations of interest

Cllr Francis declared an interest in the item regarding Worton and Marston United Charities.

Cllr Johnson declared an interest in the item regarding an application for the Monster Trail

Cllr Bonfield, Johnson and Fisher declared a non pecuniary interest in the Neighbourhood Planning item.

3. The minutes of the last meeting of the Council

The minutes were proposed by Cllr Francis and seconded by Cllr Bonfield and passed as a true record of the meeting.

4. Chairman's announcements

Cllr Wilshire informed the Council that he was due to meet a representative of Sovereign Housing Association at Whatleys

5. Wiltshire Councillors Report

Cllr Gamble said that Wiltshire Council are keen that Devizes Area Board is brought out to the villages and asked if the Parish Council would like to hold one at the Village Hall. The Council had no objection.

The next meeting of the Devizes Area Board is set for the 24th September.

Proposal for a nursery school at end of Whatleys Close – just on the edge of the settlement boundary as defined by Kennet Local Plan – heads up from Planning Officer that could go through, but would need support of the PC and the general population of community, and not too many opponents.

6. Public participation on matters set out below – for up to fifteen minutes, three minutes per person. [Note: this item is only for questions or representations addressed to the Council on any matter set out below and is the only opportunity for such at this meeting. New business cannot be raised but should be requested for a future agenda to a councillor or Clerk to the Council outside this meeting].

none

7. Information and feedback from the Worton and Marston United Charities regarding development plans within Worton

Andrew Fleming - Planning Consultant to Worton and Marston United Charities (WMUC) spoke about the current ideas regarding developing an area of former allotments in the village into housing.

Given the historically low interest rates and the planning position of Worton, the organisation is looking at how to help villagers in the future, and they have drawn up plans for one of the parcels of land they own to be developed into 9 housing units 2-3 beds, with 2 new bungalows. Retain ownership of some, and these would stay within WMUC, let out to locals for appropriate rents. It is intended that the sale of the remainder of the site will fund those which are retained, as well as leaving money to donate to the Church for roof repairs, the village hall and to support of those in need.

WMUC is looking to gain the support of the Parish Council, as well as the comments of residents. WMUC would look to put restrictions on what is built to ensure that it is as is built as planned, and would make efforts to ensure the housing styles are attractive and in keeping with the village.

The site is currently outside of the old settlement boundary, and we await the Development Plan Document from Wiltshire Council to confirm the boundary and any housing numbers allocated to Worton. However with the right support could go forward to release this as a site.

There would be two entrances to the site, one from Marston Road, one from the High Street. WMUC have not consulted Wiltshire Highways yet.

Cllr Wilshire raised a concern over flood water. This is waterlogged ground, near lowest point in the village. It flooded last year and endangers Mill House and could cut off Marston. WMUC would have to show that they can come up with a solution to the storm water as the Worton brooks now are taking the water from developments in Devizes.

Cllr Johnson raised a point about the hedgeline between our Whatleys playing field and the oak tree within it. WMUC would listen to what was wanted, and an arboriculturalist would look at it to make sure it is protected. The hedge belongs to Whatleys and therefore the Parish Council, as does the ditch. There were concerns regarding if the development went ahead, with the support of the village, outside the settlement boundary, that this would set a precedent for other building in the village which may not have support. This is a balancing act, if you allow some appropriate development, it reduces what Wiltshire Council is likely to ask you to take. Going forward with a Neighbourhood Plan can allow you more control and redraw the boundaries to reflect this. Malcolm Powell invited Mr Fleming to the next Neighbourhood Plan Steering Group meeting.

8. Neighbourhood Planning - update from the group and agreement of Terms of Reference

At their last meeting, they were pleased to welcome two more members. The Group is formulating some draft objectives and a vision, these will then be consulted on with the community.

Workstreams have been started, identify ownership of land, meeting with landowners etc. The Group are waiting for information from Wiltshire Council on the likely numbers of houses required, and also contact with the Link Officer has been difficult. The Group propose to agree the Terms of Reference, as circulated, at their next meeting. Council agreed the Terms of Reference – passed.

9. Application to Community Fund by Village Hall for funds towards new toilets

Veronica Franklin explained the application – looking for £1500 from the fund towards toilet refurbishment at the hall. The Council felt that this was a good idea and a reasonable amount. Passed.

10. Application to Community Fund for Monster Trail Insurance

Jo Banks explained that she hopes to repeat the success of the Monster Trail and needs help with the Public Liability Insurance £150.

Good idea, passed.

11. Sandleaze playing field – update on soil levels, purchase of grass seed, and decision regarding expenditure on extension of land drain pipe

Land drained, closed, then rotivated, and the stones removed. The suggested pipe down into the brook can be left this year to see what happens, such that we do not increase storm water heading to lowest part of the village. The bank is now firm enough to take the fence off at the lower edge. The Gosses would strim/keep their cattle on the land and the PC would not have to strim.

Clerk to tell Mark Goddard.

Gosses to remove fence and move it.

Protect some trees – put on agenda for next meeting.

Cllr W proposed, passed.

12. Highways - Black Dog Cross Roads – suggestion of visibility improvements from Market Lavington PC

Worton Parish Council support this action, and feel that there are other things – like the visibility coming out from Worton. Propose a meeting regarding other issues on that junction. Cllr J and Cllr W to go meet.

13. Highways - Dirty gates at the ends of the village – consider a quote for cleaning

Now clean gates – Cllr Fisher and Cllr Johnson cleaned and painted them. Proposing to take them on as an annual task – scrub and paint and have high vis reflectors to put on them.

Stop people posting adverts on the gates – take them down when appear.

Could put down some gravel and pavers – build some flower troughs, then Gardening Club to maintain – Cllr Johnson will cost up gravel, pavers and flower boxes.

Cllr Wilshire to check how much rails are.

Clerk to write to Great Cheverell Parish Council and Lacock PC about putting up posters on the gates.

14. Highways – report from Cllrs Wilshire and Johnson meeting with Wiltshire Council

Met with Malcolm Beaven – walked the length of the village, identifying hedges, drains, kerbs etc. Lines of sight – Council would not act because of the 90m rule for visibility. Numerous complaints from Prince Hill – suggest that it is traffic calming.

Drain by the phone box is due to be done relatively soon – blocks all the time – dig a trench and take a pipe down the driveway.

Report pot hole by 5 lanes farm entrance.

15. Highways – letter from Rowde Parish Council regarding jointly employing

The Council discussed the proposal from Rowde Parish Council, and decided to write asking for clarification of how the scheme would work, and suggested costings.

16. Aster and Sovereign maintenance standards

Dean Atkinson – Cllr Wilshire to meet at 1pm Thursday.

Sandleaze okay at the moment

17. Planning matters – to receive those decisions notified and to consider the following applications: other applications received after agenda publication;

none

18. Bank reconciliation

passed

19. Disbursements

Bill Francis chaired

Village hall hire £56

Land drain £3180

Grass £528.00

S/O E Read salary £330.99

S/O E Read allowance £150

Community Fund: VH toilet refurbishment £1500

Community Fund: Monster trail £150

20. Future agenda item planning.

21. Date of next meeting (proposed for Monday 3 October 2016)

22. Items of maintenance (for information or the next agenda).

Gaisford chase – bricklaying under way

Villagers to help tidy

23. Key messages.

Gates cleaned – do not put stuff on the gates

Half an allotment available