



WEST DEAN  
Parish Council

Minutes of the Parish Council meeting held on  
Monday 19<sup>th</sup> January 2026 at 19:00 at King George's Hall, West Dean.

COUNCIL MEMBERS

|                               | In Attendance | Apologies | Absent |
|-------------------------------|---------------|-----------|--------|
| <b>Councillor Higgins</b>     | ✓             |           |        |
| <b>Councillor J Camilleri</b> |               | ✓         |        |
| <b>Councillor Seabrooke</b>   | ✓             |           |        |
| <b>Councillor M Camilleri</b> | ✓             |           |        |
| <b>Councillor M Lee</b>       | ✓             |           |        |
| <b>Councillor B Livesey</b>   | ✓             |           |        |
| <b>Vacancy</b>                | -             | -         | -      |

Also, in attendance:

Amanda Owen – Clerk, Chris Pawley – AM Solutions, Rob Gillespie and Antony Booth of Impact Planning Services & nine members of the public.

|       |   |
|-------|---|
| 01/26 | <b>To receive Chair's opening remarks.</b><br>Councillor Higgins welcomed everyone to the meeting and provided the following opening remarks: <ul style="list-style-type: none"><li>- Street lights, one is currently on all day and the other two are not on, the Clerk is to follow up.</li><li>- Gully clearance completed.</li><li>- Roads works today (19<sup>th</sup> January) caused mild inconvenience.</li><li>- Emergency Plan review will take place at the February meeting. The plan will need to be registered with the Emergency Contact Hub to encourage uniformity across the county.</li></ul><br>Meeting tomorrow with Tom Ince from Wiltshire Council re fete parking and road safety for 2026.   |
| 02/26 | <b>To receive and accept apologies for absence.</b><br>Apologies were received and accepted from Councillor J Camilleri and noted from Wiltshire Councillor Cooper.   |
| 03/26 | <b>To receive declarations of interest relating to items on this agenda.</b><br>No declarations of pecuniary interest were received.  |
| 04/26 | <b>To approve the minutes of the full council meeting held on Monday 15<sup>th</sup> December 2025.</b><br>The minutes of the meeting held on Monday 15 <sup>th</sup> December were signed as a correct record of the meeting.<br>Councillor M Camilleri abstained due to not being present at December meeting.  |
| 05/26 | <b>Public Forum.</b><br>Councillor Higgins advised that those present who wish to discuss the potential development at the Former Sawmill, will have the opportunity to speak at item 10/26.  |
| 06/26 | <b>To receive reports from Wiltshire Council &amp; Wiltshire Police.</b><br>Wiltshire Councillor Cooper sent the following report: <ol style="list-style-type: none"><li>1. Waste Strategy still in development by WC, much public concern in the north of the County about the proposed closure of 2 Household Recycling Centres compounded by perceived lack of public consultation.</li><li>2. Budget Meeting of Full Council will be on Tuesday 24 February 2026.</li><li>3. Parking Charges proposal to follow, with a unified scale across all Car Parks in the County, with charges operational from 7.00am to 7.00pm, await confirmation.</li><li>4. Funding is still available from the Southern Area Board for Community sponsored projects – mentioned at last meeting, 2 more weeks before closure for applications.</li><li>5. Full Council Extraordinary Meeting on 07/01/26, voted not to allocate £2.5m of capital to fund a sale to a property developer of a 400 bay car park in Trowbridge, WC will now seek other options including</li></ol> |

|                          | <p>the removal of a restrictive covenant on the site, to facilitate a sale on more favourable conditions to the Council Tax payers of the County.</p> <ol style="list-style-type: none"> <li>6. The same meeting, voted not to impose a council tax premium on second homes in the County.</li> <li>7. A third issue was to approve a Council Premium of 300% on the 60 homes in the County that have been vacant for 10 years or more.</li> <li>8. Prior to the budget (in last 3 or 4 days), there is a proposal to remove the local PEAS services like sandbags for flood defence and salt for gritting. There is much concern as the majority of Parish Councils have set their budget and precept, with no prior warning of a change. I am sure there will be a clearer position in the coming weeks.</li> </ol> <p>Wiltshire Police report can be found at <b>APPENDIX A</b>.</p>   |                          |         |  |  |      |      |                |        |       |        |         |         |        |              |  |       |        |                              |  |        |  |  |       |         |
|--------------------------|---|--------------------------|---------|--|--|------|------|----------------|--------|-------|--------|---------|---------|--------|--------------|--|-------|--------|------------------------------|--|--------|--|--|-------|---------|
| 07/26                    | <p><b>To receive updates with regards to:</b></p> <p><b>Glebe Farm   River Group   Footpaths</b></p> <p><b>Glebe Farm</b></p> <p>Councillor Higgins advised that no update had been received, the S106 is with Test Valley Borough Council solicitors to finalise.</p> <p><b>River Group</b></p> <p><b>Councillor Higgins addressed the meeting and advised following:</b></p> <ul style="list-style-type: none"> <li>- Neil Swift from Wessex River Trust advised that they have been granted the Flood Risk Activity Permit (FRAP) and can see no reason that the project cannot go ahead in the planned time frame, commencing April / May 2026. Wessex Rivers Trust are commencing the search for contractors. Councillor Higgins reiterated that funding has been secured by the Parish Council from Wiltshire Council and SSEN.</li> <li>- Once the River works have commenced, and nearing completion, a village project to plant approximately 2000 semi aquatic plants will be taking place. It was noted that West Dean Parish Council will not entering the Best Kept Village competition this year and Spring cleans etc will be decided upon once community involved has been assessed following the river work.</li> </ul> <p>Councillor Higgins advised that she is really impressed with the work and attitudes of Wessex River Trust.</p> <p><b>Footpaths</b></p> <p>Councillor Lee advised that quite a few tickets have been closed by Wiltshire Council, overgrown paths are now passable and new signage is in place.</p> <p>Councillor Higgins thanked Councillor Lee for his efforts.</p> <p>Councillor Lee advised that he and Councillor Livesey had drafted a specification for the Rectory Hill pathway which he will circulate to Parish Council members for comment.</p> |                          |         |  |  |      |      |                |        |       |        |         |         |        |              |  |       |        |                              |  |        |  |  |       |         |
| 08/26                    | <p><b>To note the financial situation.</b></p> <p>The current financial situation and the reconciliation of the bank balance were <b>NOTED</b> with the bank balance at 31<sup>st</sup> December 2025 being £31,842.23 The bank reconciliation can be found at <b>APPENDIX B</b>.</p>   |                          |         |  |  |      |      |                |        |       |        |         |         |        |              |  |       |        |                              |  |        |  |  |       |         |
| 09/26                    | <p><b>To approve the requests for payments for January.</b></p> <p>The payments as listed in the table below were <b>APPROVED</b> for payment.</p> <p>Proposed by Councillor Livesey, seconded by Councillor Seabrooke.</p> <p>All members voted unanimously to accept this resolution.</p> <table border="1"> <thead> <tr> <th colspan="4">January Payment Requests</th> </tr> <tr> <th>From</th> <th>Item</th> <th>Invoice Number</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Staff</td> <td>Salary</td> <td>January</td> <td>£920.98</td> </tr> <tr> <td>Lloyds</td> <td>Bank Charges</td> <td></td> <td>£4.25</td> </tr> <tr> <td>J Rowe</td> <td>Carols on the Green Expenses</td> <td></td> <td>£53.77</td> </tr> <tr> <td></td> <td></td> <td>Total</td> <td>£979.00</td> </tr> </tbody> </table>   | January Payment Requests |         |  |  | From | Item | Invoice Number | Amount | Staff | Salary | January | £920.98 | Lloyds | Bank Charges |  | £4.25 | J Rowe | Carols on the Green Expenses |  | £53.77 |  |  | Total | £979.00 |
| January Payment Requests |   |                          |         |  |  |      |      |                |        |       |        |         |         |        |              |  |       |        |                              |  |        |  |  |       |         |
| From                     | Item  | Invoice Number           | Amount  |  |  |      |      |                |        |       |        |         |         |        |              |  |       |        |                              |  |        |  |  |       |         |
| Staff                    | Salary  | January                  | £920.98 |  |  |      |      |                |        |       |        |         |         |        |              |  |       |        |                              |  |        |  |  |       |         |
| Lloyds                   | Bank Charges  |                          | £4.25   |  |  |      |      |                |        |       |        |         |         |        |              |  |       |        |                              |  |        |  |  |       |         |
| J Rowe                   | Carols on the Green Expenses  |                          | £53.77  |  |  |      |      |                |        |       |        |         |         |        |              |  |       |        |                              |  |        |  |  |       |         |
|                          |   | Total                    | £979.00 |  |  |      |      |                |        |       |        |         |         |        |              |  |       |        |                              |  |        |  |  |       |         |
| 10/26                    | <p><b>To receive a presentation from Impact Planning Services and Chris Pawley with regards to planning at the former Sawmill, Livery Road.</b></p> <p>Rob Gillespie of Impact Planning Solutions addressed the meeting and provided a brief overview of his history as a planning consultant since 1979 and having worked in Wiltshire since 1984.</p>   |                          |         |  |  |      |      |                |        |       |        |         |         |        |              |  |       |        |                              |  |        |  |  |       |         |

He advised that the aim of the meeting today is to discuss ideas, nothing is set in stone and exploring initiative is the aim.

Rob provided a brief history of the site to those present:

- Previously occupied by a sawmill.
- Wiltshire Council has confirmed that they regard the site as previously developed land (brown field site).
- General industrial background. Over the years, used for depot whilst a major sewer was being constructed long the edge of the site.
- The current Chalet cabin, was originally granted permission as part of the sawmill enterprise. It acted as office / rest room facility. It was eventually occupied permanently, and given a certificate of lawfulness as a free standing independent dwelling.
- To the rear of site is an SSSI. The developers endeavour to ensure that conservation is not prejudiced.

Rob then provided an overview of the Government expectation of housing supply (5 years), and Wiltshire Council's allocation (2.4 years). The National Planning Policy Framework (NPPF) aims to increase the provision of housing across England.

It is noted that as Wiltshire is predominantly rural, individuals are having to relocate to more urban areas as there is no suitable housing where they currently live. This can also be relevant to first time buyers. Small developments of suitable housing would allow residents to stay in the area where they live.

Initial plans suggest that the brown field site, previously of industrial use, would be able to accommodate up to ten dwellings, affordable and appropriate cost affective homes for the aging population / first time buyers.

Conditions would be in place for the residents wishing to downsize, for example, over 55's with the allowance of a dependant, carers, etc. Overall, a mixed scheme of housing.

During discussion, the following points were raised by the Parish Council:

- Smaller houses are required for those wishing to downsize and first time buyers, although the Parish Council feel this need has been met with the Glebe Farm Development.
- The Neighbourhood development plan highlights a community led housing need, which has already been met. Therefore this would be a rural exception site.
- Wiltshire Council has not allocated a housing quota to West Dean.
- Concerns were raised that using development on the basis of downsizing and first time buyers would not meet viability for the developers to make a financial return.
- The lack of infrastructure was highlighted for elderly residents and young families, which could lead to isolation concerns.
- Ten houses could see irreparable damage to the SSSI, and light pollution.

Rob replied advising that the rural area is larger than West Dean Parish Council and that Wiltshire Council is failing to meet the requirements of those needing to downsize. He advised that Wiltshire Council has granted less than five schemes in 13 years since the core strategy. He feels that all rural communities require these properties.

Councillor Seabrooke advised that the rural need for housing has been agreed as per the neighbourhood development plan, of which is currently being reviewed. If a survey is conducted which highlights another housing requirement, the Parish Council will gladly listen and offer feedback.

Councillor Higgins asked those present for their comments:

A resident advised that she had lived adjacent to the site since 1989 and has seen the bank at the site raised with sawdust, hard core and drums of an unknown substance. Over the years the boundary has moved significantly due to the felling of trees. When the boundary and SSSI are decided, it will be difficult to differentiate.

Antony Booth advised that they have been in contact with Natural England with regards to the SSSI, and a 15 meter buffer will be allocated to the edge of the SSSI upon delivery.

Councillor M Camilleri raised concerns that construction vehicles, and site storage will see the landscape damaged and asked if one property would be considered. Antony advised that previously a pre application had been submitted with regards to one unit of which Wiltshire Council were concerned about.

Councillor Seabrooke enquired as to who owned the site. It was advised that the site is owned by a private owner, who purchased the site in 2016 with the purpose to safeguard workers' livelihoods and the previous owner's accommodation.

A resident advised that they felt the suggested proposal of housing was not suitable, a private sewerage system would be required as the East Grimstead sewage works is currently overwhelmed.

Rob questioned those present and asked if rural use workshops would be considered a good use for the site. No financial figure has been set for return; however, this would be subject to plans and constraints.

Rob concluded by thanking those present for listening and has taken on board the comments provided and reiterated they are not here to damage SSSI's. If you want to see something positive done with the site, they are open to suggestions and here to listen.

Conversation continued and the following points were discussed:

- Which industrial codes would be acceptable to the site considering the close proximity to the SSSI.
- Have work / live units been considered? Rob advised that this would be looked in to.
- Restrictions upon housing to local people. Rob advised that this has been secured with previous sites with the implementation of a S106 agreement that highlighted defined catchment areas and categories, eg. Retired rural workers, with input from a Housing Enabling Officer at Wiltshire Council.

A resident asked whether the occupancy covenants remain if the first purchaser sell the property. Rob confirmed that the discounts apply in perpetuity and that discount homes would always retain the discount.

Rob Gillespie was asked if he had examples of previous developments of live/work units or workshops which might be useful as comparators. He said he would send on any he found, for discussion.

To close, Councillor Higgins thanked Chris Pawley, Rob Gillespie and Antony Booth for attending and those in attendance for their contributions.

West Dean PC should discuss again any new developments on this site, and the Farley residents in attendance were urged to involve Pitton and Farley PC, since the site is actually in Farley, even though the Parish Boundary makes it officially in West Dean.

**To consider the following planning application(s):**

|       |   |
|-------|---|
| 11/26 | <p><b>PL/2025/10031 - Section 37 Notification - Overhead Lines Electricity Act.</b><br/><b>Land at Bentley Wood, nr Farley, East Grimstead, Salisbury.</b><br/><b>11kV network improvement scheme on our Dunbridge (DUNB) E3L5 11kV Circuit. The two poles proposed for replacement are located on SSSI land (Bentley Wood SSSI) and warrant replacement due to condition.</b><br/>The planning application was <b>NOTED</b>.</p> |
| 12/26 | <p><b>To agree the date of the next meeting.</b><br/>The date of the next meeting was agreed as Monday 16<sup>th</sup> February.<br/>Councillor Livesey submitted his apologies.</p>  |

There being no other business, the meeting closed at 20:31.

## APPENDIX A



# WILTSHIRE POLICE PARISH COUNCIL REPORT

## West Dean

January 2026

### On the team

PC Kelvin RAMSEY 70855

PCSO John TAYLOR 9465

Sgt Susan MALKINSON 2775

### Crimes and incidents

Wiltshire Police record crimes and incidents by the National Crime and incident recording standards. Not all incidents that one would consider a crime are necessarily classified as a crime for recording purposes.

NB- The statistics do not account for incidents that police respond to but do not need any follow up (Road traffic incidents, minor incidents of Anti-social behaviour)

### Report for past 30 days:

There have been several visits by suspicious persons to a property which had vehicles advertised for sale on social media. The group have attended in the hours of darkness to steal the vehicle but have been unsuccessful. The vehicle has since been removed from the site and the group have been deterred. Please review your home security and be careful advertising online.

## APPENDIX B

| WEST DEAN PARISH COUNCIL                               |                   |  |   |                   |  |
|--|-------------------|--|---|-------------------|--|
| Bank Reconciliation for the Year 2025 / 26             |                   |  |   |                   |  |
| <b>Opening Balance Community Account at 01/04/2025</b> | <b>£963.60</b>    |  | <b>Opening Balance Instant Access Account at 01/04/2025</b> | <b>£25,394.00</b> |  |
| Receipts 2024/25                                       | 16,831.50         |  | Receipts 2024/25  | 21,083.02         |  |
| Payments 2024/25                                       | 15,929.99         |  | Payments 2024/25  | 16,500.00         |  |
| Unpresented Cheques 2024/25                            |                   |  |   |                   |  |
| <b>Closing Balance Community Account 31/12/2025</b>    | <b>£1,533.61</b>  |  | <b>Closing Balance Business Bank Instant 31/12/2025</b>     | <b>£30,308.62</b> |  |
| <b>TOTAL BANK BALANCES</b>                             | <b>£31,842.23</b> |  |   |                   |  |