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PARISH COUNCIL MEETING MINUTES

Minutes of the Full Meeting of Lyneham & Bradenstoke Parish Council held at Bushton Village Hall on Wednesday 19th May 2021 commencing at 7:00pm.

MEMBERS PRESENT: Councillors Frank Ball [FB], Antony Jones [AJ], Rod Gill [RG1], Shendie Green [SG], David Leuty [DL], Clare Church [CC]

OFFICER PRESENT: Elizabeth Martin [EM], Clerk to the Council

CHAIR: Frank Ball [PP and CM21/036 and 037]
Antony Jones [CM21/038 onwards]

APOLOGIES: Ron Glover [RG2]

ABSENT: James Elford [JE]

Meeting Opened 7:05pm

CM21/036 **TO SIGN THE DECLARATIONS OF OFFICE FOR ALL COUNCILLORS**
All Councillors present signed the declaration. Cllrs Glover and Elford absent and therefore not signed.

Declarations were witnessed by two Councillors due to the physical absence of the Clerk in accordance with Section 83(3) of the Local Government Act 1972.

CM21/037 **ELECTION OF CHAIR FOR THE ENSUING YEAR AND SIGNING OF DECLARATION OF ACCEPTANCE OFFICE**

Proposed FB Seconded SG. Passed.

IT WAS RESOLVED THAT Cllr. Antony Jones be elected as Chair, Lyneham and Bradenstoke Parish Council for the forthcoming year.

Declaration of Office for Chair signed by AJ and witnessed by two Councillors. Declaration witnessed by two Councillors due to the physical absence of the Clerk in accordance with Section 83(3) of the Local Government Act 1972.

AJ Assumed the Chair

CM21/038 **ELECTION OF VICE CHAIR FOR THE ENSUING YEAR AND SIGNING OF DECLARATION OF ACCEPTANCE OFFICE**

Proposed AJ Seconded SG. Passed.

IT WAS RESOLVED THAT Cllr. Frank Ball be elected as Vice Chair, Lyneham and Bradenstoke Parish Council for the forthcoming year.



Declaration of Office for Vice Chair signed by FB and witnessed by two Councillors. Declaration witnessed by two Councillors due to the physical absence of the Clerk in accordance with Section 83(3) of the Local Government Act 1972.

- CM21/039 **TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE**
 Apologies received and accepted from Ron Glover.
 Proposed AJ Seconded FB. Passed.
IT WAS RESOLVED THAT the reasons for absence for Cllr Ron Glover be accepted.
- CM21/040 **DECLARATIONS OF INTEREST & APPLICATIONS FOR DISPENSATION**
 None Received.
- CM21/041 **TO AGREE A MEETING DATE BY WHICH ANY OUTSTANDING DECLARATIONS OF ACCEPTANCE OF OFFICE MUST BE RECEIVED (SECTION 83 OF THE LOCAL GOVERNMENT ACT 1972 PERMITS THE COUNCIL TO AGREE A FUTURE MEETING BY WHICH ANY OUTSTANDING DECLARATIONS OF ACCEPTANCE OF OFFICE MUST BE RECEIVED, AS FAILURE TO COMPLETE THIS DECLARATION RESULTS IN THE SEAT BECOMING VACANT)**
 In accordance with the Local Government Act, the Council will set the 16th of June 2021 as the date for any outstanding declarations of acceptance of office to be received.
 Proposed FB. Seconded AJ. Passed.
IT WAS RESOLVED THAT the date of the future meeting by which any outstanding Declarations of Acceptance of Office must be received be 16th June 2021, in accordance with Section 83 of the Local Government Act 1972, and that failure to receive such declarations by this date will cause the seat to become vacant.
- CM21/042 **MINUTES OF THE PREVIOUS MEETINGS FOR 13TH APRIL 2021**
 Proposed FB. Seconded SG. Passed.
 DL and CC both abstained due to not being Councillors at the last meeting.
IT WAS RESOLVED THAT the minutes of the Parish Council meeting held on 13th April 2021 are a true reflection of the decisions made.
- CM21/043 **CHAIR'S ANNOUNCEMENTS**
 AJ stated thanked the Council for voting for him as Chair and looked forward to a successful year.
- CM21/044 **THAT THE COUNCIL DELEGATES AUTHORITY TO THE CLERK IN CONSULTATION WITH THE CHAIRMAN TO TAKE ANY ACTIONS NECESSARY WITH ASSOCIATED EXPENDITURE TO PROTECT THE INTERESTS OF THE COMMUNITY AND ENSURE COUNCIL BUSINESS CONTINUITY, INFORMED BY CONSULTATION WITH THE MEMBERS OF THE COUNCIL. THE SCHEME OF DELEGATION WILL BE REVIEWED NO LATER THAN 30TH SEPTEMBER 2021.**
 Proposed FB. Seconded SG. Passed.



IT WAS RESOLVED THAT the Council delegate authority to the Clerk in consultation with the Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity, informed by consultation with the members of the council. The scheme of delegation will be reviewed no later than 30th September 2021.

CM21/045 **TO RECEIVE AND DISCUSS THE WAYLEAVE NOTICE FROM GIGACLEAR**

£4759 one-off Wayleave payment that will be paid by Gigaclear to the Parish Council for permission to dig to lay cables under part of the Lyneham Green. The wayleave amounts are a set fee structure. The permissions related to work on the Green, not on the highways.

Decision delayed pending a presentation from Gigaclear at the Annual Village Meeting.

Proposal to defer AJ. Seconded FB. Passed

CM21/046 **PLANNING COMMITTEE**

CM21/047 **To Receive the Monthly Planning Report**

Update Received.

To Consider the following planning requests

[PL/2021/04295](#) **Site Address**

The Grain Barn, The Hillocks, Lyneham, Chippenham, SN15 4DJ

Proposal

Retrospective application for change of use from grain store to kennels for 50 greyhounds and provision of portaloo, 2 storage containers and 4 dog runs

Outcome

This planning request is not within the Lyneham and Bradenstoke Parish Boundary. No Decision taken

[PL/2021/03813](#) **Site Address**

3 Herbert Ludlow Gardens, Bradenstoke, Chippenham, SN15 4HA

Proposal

20% Crown Reduction to Lime tree (TP1)

Outcome

No Objection

[PL/2021/03235](#) **Site Address**

Land at Rosehill Close, Bradenstoke, SN15 4LB

Proposal

Construction of four dwellings and associated works



Outcome

Note: This has been called in by Cllr. Bucknell.
The Council's full response to this application is attached to end of the minutes.

[PL/2021/04401](#)

Site Address

The Well, 98 Bradenstoke, SN15 4EL

Proposal

Up to 2 Metre Height Reduction to 2 Silver Birch Trees

Outcome

No Objection

- CM21/048 **TO RECEIVE FOR INFORMATION THE CLERKS REPORT.**
Letter received from a parishioner regarding traffic accidents on the banks.
This is being looked at by Highways.
Audit currently underway
- CM21/049 **FINANCE MATTERS**
- CM21/050 **To Receive A Budget Outcome For The Previous Year**
Received.
- CM21/051 **To Receive For Information, Disbursements Made Since The Last Meeting**
Received.
Disbursements are attached to and form part of these minutes.
- CM21/052 **To Consider And Approve The Schedule Of Forthcoming Payments**
Proposed AJ. Seconded FB. Passed.
IT WAS RESOLVED THAT the Forthcoming Payments be Approved.
- CM21/053 **To Consider And Approve The Temporary Increase To Delegated Expenditure, Against The Agreed Budget, For The Parish Clerk From £500 To £2000 Until 30th September 2021 (Financial Regulations 4.1, Bullet 3)**
Proposed DL. Seconded FB. Passed.
IT WAS RESOLVED THAT there be a temporary increase to delegated expenditure, against the agreed budget, for the Parish Clerk from £500 to £2000 until 30th September 2021 (Financial Regulations 4.1, bullet 3)
- CM21/054 **To Receive The Bank Reconciliation**
Received.
- CM21/055 **TO CONSIDER AND APPROVE THE PLACEMENT OF A NEW MANHOLE AT BRADENSTOKE PLAY AREA FIELD AT A COST OF £1533**
This is a continuation of the current contract of works with Kevin Isles



Proposed AJ. Seconded FB. Passed.

IT WAS RESOLVED THAT a new manhole at Bradenstoke play area field at a cost of £1533 be approved and that Mr Kevin Isles be contracted for the work.

CM21/056

TO CONSIDER AND APPROVE THE EARMARK OF £6000 FROM THE COUNCIL'S SPECIAL PROJECTS FUND FOR THE BRADENSTOKE WAR MEMORIAL RESTORATION

Stevie Palmer, member of the Working Group for the War Memorial Restoration updated the Council that the budget was yet unclear but that £6000 would be sufficient for the current work needed, and the remainder could be held for future work. The memorial should be maintained every five years to avoid large future costs.

Proposed AJ. Seconded FB. Passed.

IT WAS RESOLVED THAT an earmark of £6000 be established from the Special Projects fund for the restoration work needed for the Bradenstoke War Memorial

CM21/057

TO REVIEW AND APPROVE THE COUNCIL'S STANDING ORDERS

EM suggested that the current standing orders should be reviewed once the policy committee is established. The current orders can be reviewed again in July.

Proposed AJ. Seconded FB. Passed.

IT WAS RESOLVED THAT the Standing Orders be approved as written.

CM21/058

TO REVIEW AND APPROVE THE COUNCIL'S FINANCIAL REGULATIONS

EM suggested that the current financial regulation should be reviewed once the policy committee is established. The current regulations can be reviewed again in July.

Proposed AJ. Seconded FB. Passed.

IT WAS RESOLVED THAT the Financial Regulations be approved as written subject to the amendment minuted at CM21/053

CM21/059

APPOINTMENTS TO COMMITTEES, OUTSIDE BODIES AND WORKING GROUPS.

Proposed AJ. Seconded SG. Passed.

IT WAS RESOLVED THAT the appointments be deferred to the June meeting and that the current appointments stand until that time.

CM21/060

TO RECEIVE FOR INFORMATION, CORRESPONDENCE AND CIRCULARS RECEIVED

Correspondence dealt with elsewhere in the agenda.

CM21/061

TO CONSIDER ITEMS OF MAINTENANCE

FB raised that the playparks and benches need to be cleaned and that ideally a date of the summer be chosen for a clean-up. To be discussed at June meeting.



Council is still waiting for the approvals for the work at the notice boards in Bradenstoke.

CM21/062

KEY MESSAGES

AJ thanked Bushton Village Hall for hosting, hopefully future meetings will be back in the Parish. AJ would like to see the continuation of hybrid meetings.

CM21/063

NEXT MEETING.

The next Full Parish Council meeting will be held on Tuesday 29th June 2021 time, venue and delivery method will be communicated in due course.

The Annual Village/Parish Meeting will be held on Tuesday 25th May 2021, at 7pm in Bushton Village Hall and on-line via Teams.

Meeting Closed 8:37pm



Summary of Public Participation Section

Parish Council Chairman, Cllr. Frank Ball opened the meeting at 7:01pm and invited participation from the public.

Report from Wiltshire Council

Wiltshire Councillor, Allison Bucknell updated:-

Cllr. Bucknell is continuing as the portfolio holder for Area Boards / Communities

Activity and Food programme (The food programme for students on Free School Meal and Pupil Premium) will be run through the schools over the summer. If you know anyone who should be applying, please encourage them to contact the school

Lyneham Library will be opening next Monday.

Next Area Board Meeting: 16th June. Venue tbc.

Next CATG Meeting: 2nd June. Virtual

Next Community Safety Meeting: 11th June. Virtual

Missing post-box – to be replaced in its original position

Pavement Works: work outside the Co-op will be done soon along with several other pavement areas in Lyneham.

Church Farm Mews trees will be removed in the coming weeks as they are deceased.

Cllr Bucknell has been in contact with the owners of the land at Pound Farm and has stressed that communication is key: They will contact the Parish Council soon.

The Notice To Quit has some potential good news, but this will be confirmed later.

Report from the MOD

Major Iain McDavid send his apologies. No report.

Royal Wootton Bassett Police Report

No report available before this meeting, there is nobody in post at this time.

Other Public Items discussed

No questions received for this meeting.

These minutes are accepted as a true and accurate record: -

Signed Antony Jones

Date 29th June 2021



Reference or Cheque No.	Date	Payee	Invoice No	Purpose	Amount*	VAT
Receipts						
2010097	21-Apr-21	Wiltshire Council		CIL Payments	£ 6,307.27	N
2010106	26-Apr-21	Wiltshire Council		Precept Part 1	£ 26,352.00	N
Payments						
2010096	09-Apr-21	Direct Debit (NEST)	March	Pension		N
2010098	21-Apr-21	B/P to: RKM Construction	March	Toilet Cleaning	£ 456.25	N
2010102	21-Apr-21	B/P to: Kevin Iles	3234	Grass Cutting	£ 500.00	N
2010105	21-Apr-21	B/P to: Wiltshire Council	90374949	CATG Contribution	£ 2,000.00	N
2010103	21-Apr-21	B/P to: Liam Broughton		IT Expenses	£ 36.19	Y
2010100	21-Apr-21	B/P to: Barry Holman Gardens	PC001	Wildflowers (Part 1 or 2)	£ 827.24	Y
2010101	21-Apr-21	B/P to: Castle Water	5333741	Water	£ 103.15	N
2010104	21-Apr-21	B/P to: Liam Broughton		IT Expenses	£ 11.28	Y
2010099	21-Apr-21	B/P to: Kevin Iles	3245	Grounds Clearance	£ 350.00	N
2010107	09-May-21	Direct Debit (NEST)	April	Pension		N
2010108	15-May-21	B/P to: Elizabeth Martin	April	Salary		N
2010109	15-May-21	B/P to: Rialtus		YE Accounts Closure	£ 432.00	Y
2010110	15-May-21	B/P to: Eon	April	Electric	£ 30.00	Y (5%)
Forthcoming Approved Payments (not included on Reconciliation)						
2010111	21-May-21	B/P to: WALC	SUB 21/22 - 153	Annual Subscription	£ 1,092.50	Y
2010112	21-May-21	B/P to: Charlton Baker	414944	Payroll - April	£ 14.58	Y
2010113	21-May-21	B/P to: Kevin Isles	3253	Grounds	£ 1,000.00	N
2010114	21-May-21	B/P to: Lemon Gazelle	337	NP Website Hosting and Maintenance April	£ 50.00	N
2010115	21-May-21	B/P to: WALC	1965	WALC Councillor Training - Shendie Green	£ 108.00	Y
			1986	WALC Councillor Training - Clare Church		
			1952	WALC Councillor Training - David Leuty		
2010116	21-May-21	B/P to: Liam Broughton	April	Microsoft 4 invoices - Teams/Comms	£ 72.48	Y
2010117	21-May-21	B/P to: Cllr. Ball		Postage Costs	£ 2.25	N
2010118	21-May-21	B/P to: Cllr. Ball	57637	Safety Signs	£ 90.58	Y
2010119	21-May-21	B/P to: Greatfield Garden Centre		24 Bags Compost for Flower Beds	£ 96.00	Y
2010120	21-May-21	B/P to: Barry Holman Gardens	PC002	Wildflowers (Part 2 or 2)	£ 899.24	Y
2010121	26-May-21	B/P to: Elizabeth Martin	May	Salary		N
2010122	09-Jun-21	Direct Debit (NEST)	April	Pension		N
Internal Banking Transfers						
n/a	21-May-21	Internal Banking Transfer		Move Reserves to Deposit Account	£ 23,351.00	n/a

* Amounts include VAT



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25th May 2021

Sent by email

**Reference: Planning application PL/2021/03235 - Land at Rosehill Close Bradenstoke
(construction of four dwellings)**

Dear Wiltshire Planning, Eleanor Slack

In regard to the above planning request, Lyneham and Bradenstoke Parish Council, following a Full Council meeting on May 19th, 2021, wish to object on the following grounds.

Issues

1. Core Strategy

In the emerging Core Strategy Policy for Wiltshire, Bradenstoke is classed as a small village and as such only limited infill development is permitted. This development is no more infill now than it was in the previous unsuccessful applications. This is not 'the development of a relatively small gap between existing buildings' – this is a significant incursion into a greenfield development site designated as agricultural land beyond the village boundary.

The draft Lyneham and Bradenstoke Neighbourhood Development Plan illustrated a high degree of opposition from residents to any development on greenfield sites and a wish to protect greenfield areas, rural historic settings and open spaces.

2. Utilities

The existing water and sewage supply into Bradenstoke is wholly inadequate and rarely a day passes when villagers don't report a fall in water pressure or not water supply at all. This can be corroborated by the Wiltshire Councillor for Bradenstoke Allison Bucknell and evidenced by reports to Thames Water and the village WhatsApp group (screen shots can be provided as requested).

The plans for the new development include: 12 toilets, 18 sinks, 8 showers/baths and at least 4 outdoor taps. This equates to 42 additional demands on an already failing water system. Moreover these extra demands are at the start of the water supply into the village so the effects will not be felt by the new homeowners but by existing residents further along the pipeline. These residents have not been informed of the development, as letters to immediate neighbours have been used instead of green planning notices. Surely the whole village needs to be consulted about a development that will impact so significantly on their water and sewerage supply?

3. Traffic and road safety

The main road into Bradenstoke, Hollow Way, is narrow and poses a high risk to the very many pedestrians who walk into and out of the village every day and cyclists. There is no footpath, poor visibility, no street lighting, and vehicles drive at speed through the derestricted area.

For most of its length, Hollow Way is a single track road, but it is heavily used throughout the day and night by a large numbers of vehicles including cyclists, horse riders, residents' vehicles, delivery and waste vehicles, school coaches, oil tankers as there is no gas supply to the village and the ubiquitous Thames Water tankers trying to mitigate against the effect of yet another leak and people from outside the village driving in to use the dog walking field. Vehicles have to inch and squeeze past one another through a couple of places where the road is a little wider, but this simply creates congestion and increases the risk to pedestrians, cyclists and horse riders.

Hollow Way is not a through road, so vehicles coming into the village must leave the same way. Clack Hill, the only other road out of the village is a steep very narrow lane that is subject to subsidence and flooding, impassable in certain weather conditions and unsuitable for regular traffic and large vehicles.

On leaving the village, the junction with Hollow Way and the B4069 is a very dangerous junction, and this has been recognised by the Parish Council for many years. Visibility is very poor and traffic approaches at high speed from both directions. Drivers, cyclists, and pedestrians take their life in their hands trying to join or cross the main road and leave the village.

There are no employment opportunities or major entertainment or sports facilities in Bradenstoke, so residents need to commute out of the village for work and leisure. The plans indicate up to 10 vehicles would be associated with the development, plus of course construction and delivery traffic. The addition of these extra vehicles can only make the road more dangerous than it already is for pedestrians and for drivers.

4. Unsustainable location

Bradenstoke is an unsustainable location for this development. There are no public transport links: there are no shops – the nearest shops are 1.7 miles away in Lyneham; the only leisure facility in the village is a single pub and playpark; there are no safe walking or cycling routes out of the village; the water and sewerage system are beyond capacity and fail daily; there is no gas in the village so houses need to use heating oil and wood burners – adding to the carbon load and number of delivery vehicles; there is no school or preschool or nursery provision.

5. Adverse environmental impact

The environmental impact of this development is contrary to The National Planning Policy Framework (Feb 19) and The Wiltshire Core Strategy which aims to halt the overall decline in biodiversity and protect and enhance the natural environment.

The proposed site is a greenfield development site which should be protected. The environmental report attempts to suggest that the proposed site is 'dense scrubland' with little environmental value compared to the 'improved grassland' alongside Rosehill Close.

This is simply a piece of grassland with 2 bramble bushes which the owner has neglected to maintain or mow for many years despite repeated requests from neighbours. In contrast the 'improved grassland' has been sold to a resident who mows and uses it as garden space. If permission is granted, what is to stop other developers allowing ground to go to scrub, so they are granted planning permission?

A rich variety of wildlife including deer, badgers, mice, hedgehogs, slow-worms, adders, great crested newts and birds and native tree species thrive on the proposed development site and this adds hugely to its value and contribution to offsetting carbon emissions. There is no gas supply to the village so the chances are that the proposed houses will use heating oil, which adds to the carbon load.

6. Need for housing

There is absolutely no need for 4 large houses on this site. Several similar sized properties are for sale in the village and are slow to sell, as are properties in Lyneham such as the development on Chippenham Road which has taken a number of years to be occupied. These houses may mitigate in a tiny way against the county-wide 5-year housing land supply requirement but they are not required in Bradenstoke.

Bradenstoke is an unsustainable location for this development. There are not sufficient employment or leisure facilities in Bradenstoke nor the infrastructure to support this development. In that respect it does not support the underlying principles of the Wiltshire Core Strategy to manage future development to ensure that communities have an appropriate balance of jobs, services and facilities and homes.

There is currently planning approval for 50 houses at the Pound Farm Site and planning applications in for land at Farm and the White Hart in Lyneham.

Summary

The objections are

1. Not within scope of core strategy.
2. Utilities, mainly water and sewage, infrastructure fail continuously, with many breaks in supply and blockages of the sewage system. This is before more house are connected to the system.
3. Traffic and road Safety. Major concern of increasing levels of traffic and the access road is single track in places. Lack of Pedestrian access in and out of the village.
4. Outside village boundary, Greenfield site. Adverse environmental impact removes valuable habitat.
5. Need for Housing. Pound Farm development for 50 houses more than takes up the allocation of houses needed in Lyneham and Bradenstoke according to the Wiltshire core strategy.

Elizabeth Martin
Parish Clerk - Lyneham and Bradenstoke Parish Council