

CHUTE PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 7th NOVEMBER 2019

Present: Cllr D Hughes, Cllr Dawson, Cllr J Parr & Cllr S Foxen.

In attendance: Mrs H Bourner – Clerk
Wiltshire Councillor Ian Blair-Pilling
12 members of the public

1) Apologies for Absence

Cllr Hopton, Cllr Taylor & Cllr Merritt.

2) Public Participation

Some public participation was regarding planning and is recorded in that section.

Concerns were raised about vehicles driving over and parking on grass verges near Tibbs Meadow. The design of the roads was such that large lorries do not have sufficient room to turn and consequently drive over the kerbs. One of the lorries constantly causing these problems is the refuse collection lorry. The result was enormous muddy ruts in the verges. The land is maintained by Wiltshire Council and the Clerk was asked to write to them about putting a permanent solution in place, the preferred option being widening the road. It was also noted that disused vehicles were parked on the verge, some permanently. As this land was part of the public highway the Clerk was asked to pass relevant details to the police.

3) Declarations of Interest

Cllr Parr declared an interest in a planning application submitted by a family member.

4) Minutes

Resolved: Cllr Parr proposed the minutes of the meeting held on 10th October were confirmed as a correct record and signed by the Chairman, seconded by Cllr Foxen.

Matters Arising

i) Edges of Chute Cadley Village Green

The Clerk reported that she had now received three quotes to install simple wooden posts around the edges of Chute Cadley Village Green, similar to those around the green at St Nicholas Church, and also to remove the posts and kerb stones dotted around the site. One quote had been received for materials only and the Clerk was asked to discuss the likely labour costs with the contractor. It was agreed the work would be delayed until spring.

ii) Parish Councillor dedicated e-mail addresses

The Clerk reported that she has researched costs for e-mail addresses the best value being £106.70 per annum. To set this up the Parish Council would need a dedicated domain name. All Councillors agreed the Clerk should set this up and let them all know the chosen domain name and e-mail addresses once set up. As there is no meeting in December the Clerk agreed to pay any necessary fees and reclaim the expenses in January.

iii) Move defibrillator from Cross Keys

Cllr Dawson will move the defibrillator as soon as possible, hopefully before Christmas. The Clerk will then be able to arrange for new pads to be installed so the machine is operational.

iv) KGPF Constitution

Cllr Parr said Chute Forest Parish Council will be discussing the KGPF constitution at their meeting on 14th November. Details of the outcome will be discussed at the January meeting.

5) Specific Reports

Highways- Cllr Hughes had nothing to report

Footpaths- Cllr Foxen had nothing to report

King George playing Fields – Cllr Dawson had nothing to report

Village Hall- Cllr Hopton was not present

Allotments- Cllr Taylor was not present

Village Design Statement- Cllr Hopton was not present but had sent an update to Councillors by e-mail.

6) Parking issues in village

The Clerk had circulated an e-mail with attached photographs showing damage to verges in Tibbs Meadow. See report in public participation.

7) Review Allotment agreement

The Clerk had circulated a draft allotment agreement to all councillors. Allotment tenants had signed agreements which expired at the end of January 2020. Cllr Parr asked the Clerk to send all relevant details and draft agreements to him and he would draft a new agreement to be agreed at the January meeting.

8) Grit Bins Conholt Hill

The location of two grit bins on Conholt Hill had been established however Cllr Foxen said a third bin had been present on the green triangle of land by Ankers Lane but this is missing. Cllr Blair-Pilling said he would attempt to get this replaced.

9) Replacement Tree Chute Cadley Village Green

It had been agreed that a replacement tree would be planted on Chute Cadley Village Green following the felling of a maple earlier in the year. The recommendation was a cherry and the price would be between £30 and £50. The tree will be planted in the spring.

10) Finance

The bank balance as 04/11/19 was as follows:
Lloyds £7452.56

The financial statement to 04/011/19 was reviewed and agreed.

Payments

Resolved: that the following payments be approved and cheques signed:

H Bourner salary	£225.33 by standing order
HMRC	£56.33 by standing order
H Bourner exp.	£17.70
Royal British Legion	£30.00

To consider budget 20/21 and agree precept

The Clerk had circulated a draft budget which was discussed. To accommodate inflation and possible further costs for maintaining trees and the War Memorial it was suggested and agreed that the precept be raised by £600 from £7900 to £8500.

11) County Councillors Report.

Wiltshire Councillor Ian Blair-Pilling reported Wiltshire Council have now set up a company with the aim of building 1000 new council houses in the next ten years. He confirmed a bid for funds to upgrade infrastructure in Chippenham had been granted and this work will be carried out before any new housing is built. The plan is for 7500 houses to be built with sustainability in mind. Work has commenced to ensure all street lights are upgraded to include LED bulbs. Finally, he reported that rewards of up to £200 were being offered for information that leads to a successful prosecution for fly tipping.

12) Police Report

The Clerk confirmed the police had been invited to attend but had not received a response.

13) Planning

The following decisions by Wiltshire Council were noted:
19/07527/FUL- Various alterations to 3 Courtyard Cottages, Conholt Lane- approved

Resolved: that the Parish Council decisions on the following applications were endorsed:

19/09571/FUL- change of use public house to dwelling- Cross keys, Upper Chute-
Several members of the public including the owners of The Cross Keys were present. Lisa Jackson the agent for this application was present and confirmed that application is now live. She said she had received one request for information regarding the public right of way next to the property, she was aware that two letters of objection had been submitted, which appeared to relate to pubs in Andover and a petition with several signatures some from people who

lived as far away as Penzance. She noted that the petition said the public house had always been viable and prosperous but confirmed that the consultation showed this to be inaccurate. A member of the public said he was aware a previous owner had submitted an objection but it was not listed on the website. He suggested the Parish Council should read this. He said it showed that the pub had previously been profitable, Cllr Hughes said the Parish Council had asked the previous landlord for sight of accounts but had been refused. Dr Moore said they had tried very hard to market the pub as a going concern but all advice received was that the pub was never going to be viable. Barry Shepherd said he believed the pub had been specifically purchased with the intention of turning this into a house and that he felt that trust had been lost in the Parish Council who were biased toward all the incomers from London. Cllr Hughes asked specifically why he believed the Parish Council were biased? He said the Parish Council do work to support the community and the recent result of the Thicket Cottage application was a clear example of this. He went on to say he had personally met with three separate experts in the licensing industry regarding the Cross Keys and each of them said they did not believe the pub to be viable. Barry said he did not agree and that with investment the pub could provide a viable living. At this point he left the meeting.

Stephanie Godfrey-Davis said that she had moved to Chute in 2010 and at that point the Cross Keys was a lively village hub and very good for Upper Chute. She said it was sad that the landlord at the time had not been able to sell this as a viable business but that now time has moved on it had to be accepted it was no longer viable.

Cllr Hughes pointed out there was a pub in the village and the reason this survived was because it had rooms to let in addition to sales of drinks and meals. He also pointed out that it was important that the whole Parish supported the remaining pub, Lisa Jackson said she had evidence that only small profits were made by the Cross Keys from 2010 to 2012 and that the planning inspector has accepted this is not now a viable business.

WC Blair-Pilling said he fully supported Chute Parish Council and truly believed this Parish Council works strongly for their community, he said he did not believe the criticism levelled at the council during this debate was warranted.

Finally, he said the public needed to appreciate the Parish Council only lodge an opinion on behalf of the parish the final decision falls to Wiltshire Council who base this on evidence and planning policies.

The matter having been fully discussed Cllr Hughes proposed the application for change of use at The Cross Keys be supported. This was seconded by Cllr Parr. All in favour.

19/09496/FUL- Garden room & lean-to extension-The Forge, Lower Chute- Cllr Parr expressed an interest, the remaining Councillors were not quorate, the Clerk will seek views from those absent to reach a conclusion.(After note- Both Cllr Hopton and Taylor had confirmed they had no objections to this application by e-mail) conclusion to Wiltshire council- no objection.

19/09015/FUL- erection of cart lodge and construction of outdoor arena- Fox Cottage, Hatchett Hill, Lower Chute Cllr Hopton had passed some concerns to the Clerk regarding the destruction of a hazel wood to accommodate this work. The landowner present said the necessary survey had been carried out. Some will be coppiced however some will be retained next to the current scruffy hedge. She also said a proper muck heap site will be created with the necessary run off. Councillors present agreed they had no objections to this application.

19/07460/FUL- Application for conversion and extension to outbuildings and stables, Lower House Farm heard at Eastern Area Planning Committee 7th November- outcome- permission granted.

18/09811/FUL- Stables Cottage-Planning application was given permission in 2018 – work has recently commenced but conditions set have been breached. Complaints have been submitted by Chute Parish Council, Chute Forest Parish Council and several individuals. The outcome of the enforcement officer enquiry is awaited. Spot lights had been erected on the site which caused a problem for those living nearby as they shine into windows. There is nothing on the site now and the lights seem unnecessary. Cllr Hughes agreed to speak to the land owner regarding these.

14) Correspondence

None

15) Items for next meeting

Allotment agreement
Quotes for posts around Chute Cadley Village Green
KGPF constitution

16) Date of next meeting

The next meeting is scheduled for 7.30 pm on Thursday 9th January 2020