

Corsley Parish Council

Minutes of an Occasional Meeting of the Parish Council held on 11 January 2021 (Meeting held via zoom)

Present: N Britten (NB) Chair
M Butler (MB) Vice Chair
O Hares (OH)
Mrs J Helliar (JH)
S Jasper (SJ)
S Meyer (SM)
Mrs G Parkinson (GP)
J White (JW)

In attendance J Willcox Clerk

5 x members of the public

20/40 Introduction

The Chair welcomed the attendees to the meeting and explained how the meeting was to be conducted. An agenda was displayed.

20/41 Apologies

There were no apologies.

20/42 Declarations of Interest

There were no declarations of interest. The Chair advised that the PC had been made aware informally of a potential development by The Hares Partnership that could affect the nature of the Bay Tree development and any future plans for a replacement of the Reading Rooms. He proposed that OH could contribute in any discussions about the Bay Tree development but that he should not participate in any vote. This was agreed.

20/43 Minutes of the Previous meeting – 7 December 2020

There were two corrections; SM had attended the meeting but had been omitted from the list of attendees; ref 20/28, the proposed Baytree Development was for 8 dwellings, not 5.

Subject to these corrections the minutes were agreed as a true record and ‘signed off’ by the Chair.

Signed:.....

Date:

20/44 Matters Arising from the Previous Meeting not covered on the Agenda

20/31, 20/04, 19/71 Replacement of Bus Shelter Details of a possible replacement option had previously been circulated (see attached.) SM & GP agreed to further explore this option and possible alternatives.
Action: SM & GP

20/31, 19/75 Cleaning of Millenium Stones The Clerk confirmed that a letter had been sent. JW reported that the letter had been gratefully received.

20/32 Membership of the Parish Council It was reported that there had been an expression of interest in becoming a co-opted member of the PC. It was agreed that the Clerk contact the individual concerned and ask that a formal application be made which should indicate why the interest.
Action: Clerk

20/38 Anti Social Behaviour, Little Cuckoos Car Park MB reported that because of the current restrictions he had not contacted the owners of the Old School. It was agreed that in the absence of any further reports this matter be dropped.

20/45 Baytree Close Development

The Chair gave some background to the proposal – see attached copies of slides. In addition to the disadvantages that had been identified it had emerged that if a village hall option is added to the planning application then it may mean that the PC becomes liable for any additional planning application costs. This raises two issues; firstly, there is no provision in the PCs current budget for this, which means that there will need to be changes to the spending plans for the current year and possibly the subsequent year; secondly is it right for the PC to spend money on what could be viewed to be a speculative venture on which the ratepayers of the Parish have not had the opportunity to consider.

The Chair showed the layout of the site that the County is now proposing to form the basis of their planning application. (This differs from that which was shared with the PC at the last meeting in that it now only shows **one** option for the layout of the dwellings and a possible village hall.)

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Date:

The Chair invited Mr H Deed (HD), Chair of the Reading Room (RR) Trustees to summarise the discussions that the RR had had regarding the future of the RR and the possible inclusion of a new village hall as part of the Baytree Close development.

HD outlined the challenges faced by the RR going forward; the decaying fabric of the building and the consequent increasing maintenance costs; the lack of parking space; the need to upgrade the facilities; replacement of the main hall floor; to mention but a few. The RR committee had discussed the options as they understood them, albeit one of these appeared to be no longer on the table because of the decision by Wiltshire to go forward with just one option.

See the attached slide copies for a summary of their conclusions.:

- ! They would support the option Wiltshire are proposing but have significant reservations.
- ! They would like to see another option based in the NE corner of the site (this is the site originally suggested by the PC when the idea was first mooted.) But again there would be a number of questions to be answered.
- ! They would like to see a proposal based on the show field explored further.

The Chair thanked HD for the work done by the RR committee and the valuable input it provided.

There followed considerable and wide ranging discussion covering such areas as:

- ! The requirement and desire for a 'new village hall'; the necessity to get buy in from the village; the requirement for a facility to be commercially viable.
- ! How much land would be made available, the necessity to be future proofed in terms of the ability to allow for expansion What would be the cost of the land.
- ! Access to the site with the attendant problems.
- ! The danger of approving a relatively modest development that could compromise the site being more comprehensively developed in the future.
- ! If the PC were to support the development without an outline village hall on it what are the risks of that option being lost forever. Conversely, if the application as it stands is supported and subsequently approved then the planning authority effectively has given tacit support

Signed:.....

Date:

for a village hall to be included within this type of development which could be used advantageously if an alternative proposal were to come forward.

- ! A reluctance to 'walk away' from the proposal, even if it is not ideal in many ways. Approval of the proposal does not commit the PC, the application will come before the PC when it is formally submitted and there will be an opportunity to consider it when the issues raised will hopefully be dealt with.

It was proposed by JW and seconded by SM that the PC support the application subject to satisfactory answers being given on the following concerns:

- ! Whether any costs will fall on the PC arising from the inclusion of an outline village hall in the planning application.
- ! The availability, use, and cost of the land. The footprint of the village hall, the area within which it will sit, the area available for car parking, the ability to extend in the future. (The outline shown on the draft plan indicates that these areas are all insufficient.)
- ! The road safety issues previously raised; access onto the A362, the provision of a footpath, support for a further speed check. Also, how will any nuisance arising from traffic access to the VH be mitigated.
- ! Additional issues raised at the meeting on the 7 December.

This proposal was agreed by the PC.

It was agreed that the issues discussed and questions raised should be collated and forwarded to Wiltshire following consideration by the Vice Chair, Clerk and Chair of the RR trustees.

Action: Chair

20/46 Correspondence

The Chair reported on correspondence relating to the Wild Flower meadow and the Orchard.

Solar Farm The PC have written to Wessex Solar Energy advising that we will be asking Mendip DC to be included as a consultee when/if a formal application is made.

20/47 AOB

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JW reported that following raising the problem of the damaged highway on the Wilts reporting system the hole had been patched. In addition a report of fly tipping had also resulted in the rubbish being cleared. The system works!

MB reported that the hedging on the lane on the rhs going from the Vicarage to Huntenhall Lane was encroaching on the highway. It was agreed to keep an eye on this and if it is not cut back then to raise the issue with Chapmanslade PC

SJ agreed to mention to the Parish Steward the problem of flooding in the lane below the Vicarage.

20/48 Date of next meeting

Dates of Meetings in 2021

Annual Parish Meeting	-	Date to be confirmed
Annual Parish Council Meeting	-	10 May 2021, (Election of Chair)
Quarterly Meeting	-	7 June 2021
Quarterly Meeting	-	6 September 2021
Quarterly Meeting	-	6 December 2021

Signed:.....

Date: