

Corsley Parish Council

Minutes of a Quarterly Meeting of the Parish Council Meeting held on 7 December 2020 (Meeting held via zoom)

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

In attendance J Willcox Clerk
Christine Brown, Joe Edgard, Filip Suszczynski, Wilts Council
Louise Newman
4 x members of the public

20/25 Introduction

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

John Helliar advised that Alice Cambridge and Chris Da Costa would speak to the item on Little cuckoos.

20/26 Apologies

There were no apologies..

20/27 Declarations of Interest

There were no declarations of interest.

20/28 Baytree Close Development

The Chair gave some background to the proposal. He explained that the inclusion of a potential village hall site into the current Bay Tree proposal resulted from informal discussions with Andy Mead at the end of 2019, in preparation for the planned APM in March 2020, after a briefing from the Reading Room Trustees. This approach was circulated to the PC in early December 2019. The future of the Reading Rooms was to be the main topic of discussion at the APM. In the event the APM was cancelled because of the Covid19 lockdown.

Signed:.....

Date:

The Chair introduced Christine Brown (Residential Development Project Manager) from Wiltshire Council who together with 2 colleagues took the meeting through the proposals; reminding the meeting that the number and type of accommodation was based on the need that had been identified by the Housing Needs Survey that had been conducted in April 2019.

The proposal is for 5 dwellings, 3 x 2 bedroom shared ownership and 2 x two bedroom bungalows. The dwellings will be of a modular construction; effectively built off site and craned into position. The access will be off the A362 at the eastern end of the site. Two configurations of the buildings, including the Village Hall were shown.

There followed considerable discussion; largely around the issues of sewage; access to the site and the potential road safety issues with another access onto the 40 mph stretch of the A362; the piecemeal nature of the development, this being the third development of the site. Christine Brown (CB) explained that the extent of the proposal was constrained by the current policies and funding for these types of development. On the sewage and Highways matters she explained that the relevant departments were already being consulted on both. She advised that Highways were keen that there be another access into the site and had come up with some specific requirements. She agreed to consult with Highways regarding the request by the PC for another review of the speed limit through the village and the potential impact this development will have.

Whilst expressing the reservations summarised above the PC did not object to the development in principle.

The intention is for a planning application to be submitted by the end of January 2021. CB emphasised that without Parish Council support the application would fail. The issue of whether a Village Hall is included is not critical at this stage, it would be possible to put in a hybrid application which could later be amended. It would obviously be better if a decision could be made sooner rather than later. The Chair proposed that another meeting of the PC be held early in January with the aim of formulating a response that could be included in the planning application. This would allow further information to be gathered from interested parties. It was agreed that the clerk would canvass PCs for available dates.

The Chair thanked CB and her colleagues for the illuminating and informative presentation and responses.

20/29 Little Cuckoos

Signed:.....

Date:

Papers had previously been circulated detailing the request that Little Cuckoos had made that the PC support the erection of an additional building. Whilst preparing the information to enable the PC to consider the matter it emerged that the planning consent for the current use had lapsed.

The Chair invited Alice Cambridge (AC) to speak to the meeting on behalf of Little Cuckoos.

AC advised that allowing the planning consent to lapse had been an unfortunate oversight that they were taking steps to correct and that they would not be progressing with the permissions to erect the new building until the matter had been sorted out. She further explained that the additional building would not be classroom space but would allow for administrative needs and the occasional breakout space for individuals. There is no intent to increase the numbers of children, they will continue to take the numbers allowed, which is based on the 'teaching space' available and the number of staff.

In response to a question posed about numbers of children using Little Cuckoos:

30 maximum, with a maximum of 26 per session

6 children from the parish

5 children from within the PCC boundary

19 children from outside the parish

The point was made that with the current demographic within the village Little Cuckoos could not survive without taking non Corsley children

The PC agreed they were happy that the lapsed planning issue was being addressed and that no objection be made to the addition of a further building providing that appropriate planning/building control approval procedures and the terms of the lease were followed and that the PC be kept informed of progress.

20/30 Minutes of the Occasional Meeting of the Parish Council – 9 March 2020

The minutes of the meeting held on 9 March had been circulated. The minutes were accepted as a true record and signed by the Chair.

20/31 Matters Arising from the Previous Meeting not covered elsewhere on the Agenda

Signed:.....

Date:

20/04, 19/71 Replacement of Bus Shelter SM reported that he and GP were in discussion with another party with a view to progress this.

Action: SM & GP

19/75 Cleaning of Millenium Stones It was agreed the Clerk should write to Pilton White thanking him for his efforts.

Action: Clerk

20/32 Membership of the Parish Council

The Chair confirmed the information previously advised to PCs, ie that whilst the vacancy caused by the resignation of John Fairgrieve could not be filled with an election it was open to the Council to co-opt if it was felt to be useful and interest has been expressed. The council agreed that if there is a response following the posting of public notices then co-option procedures would be considered.

20/33 Planning Applications

It was agreed that a planning application received after the circulation of the meeting papers, 20/09969/FUL, 20/10823/LBC could be considered.

20/08722/VAR Variation of condition 4 of 19/09173/FUL to allow the installation of external temporary canopies for the 2020/2021 season to facilitates ocial distancing atf ood offers on site.

At: Longleat Safari & Adventure Park

Following discussion it was agreed that the PC have **No Objection** to this application.

20/09215/FUL Provision of subsidiary driveway to North East of Estate - joining house grounds near to ancillary buildings.

At: Corsley House Deep Lane Corsley Heath BA12 7QH

Following discussion it was agreed the PC would **Object** to this application:

- It constitutes development across what is currently agricultural land.
- ! There is already perfectly adequate access to the buildings

Signed:.....

Date:

- o The entrance/exit is at the junction of 2 narrow lanes with the probability that access/egress will cause problems when any traffic is encountered.
- ! Previous like applications, notably that for the original application for Deerleap Cottage (18/10388/FUL) have been refused. It is considered that there is no material difference between this application and the one now being considered.

20/08733/FUL Extension to the existing retail building for Batsford Timber Ltd
At: Batsford Timber Limited Picket Post Corsley BA12 7JW

Following discussion it was agreed that the PC have **No Objection** to this application.

20/09699/FUL Change of use and improvement to existing access off the Lane End Hill Road (A362).
At: Gloworm Cottage, Heath Close, Corsley, BA12 7PW

Following discussion it was agreed the PC would **Object** to this application:

- It constitutes development across agricultural land.
- The access onto the A362 is on a stretch that is unrestricted and is at a point where traffic is accelerating out of the 40 mph zone at Corsley Heath. This is a busy road and visibility at the access point is not good. With the potential for development of the livery business at the site the traffic using this entry would increase road traffic safety risk.
- There will be visual impact on the neighbouring properties from the heavy vehicles crossing the field.

20/09969/FUL, 20/10823/LBC Replacement of detached garage roof and addition of solar panels.
At: Mews Cottage, 2 Knapps Gate

It was unanimously agreed that the PC have **No Objection** to this application.

20/34 Finance

AGAR, Accountability Return, Certificate of Exemption The PC confirmed their approval of actions taken/returns made following consultation:
Appointment of an Internal Auditor
Exemption from a limited assurance review
Approval of the Annual Internal Audit Report, The Annual Governance statements, the variance analysis and the bank reconciliation.

Signed:.....

Date:

Accounts for 2020/2021 Financial reports had previously been circulated. Following discussion the projected expenditure for the remainder of the current financial year and the draft budgets for the years 2021/2022 and 2022/2023 were agreed

It was agreed to retain the Lloyds Bank shares owned by the PC.

Grants and Donations It was agreed that an advert be placed in The Bridge soliciting applications in line with the policy previously agreed.

20/35 Parish Precept

Following discussion it was agreed the Parish Precept for the financial year 2021/2022 should be **£9,574**.

20/36 Annual Parish Meeting (APM)

It was agreed that detailed planning for the APM should be deferred until the New Year. If circumstances permit the meeting to take place it was agreed that the aim should be for representatives of the Reading Room and Longleat Estates be invited to speak.

20/37 Correspondence

The Clerk reported on the correspondence/communications received:

Various e-mails from WALC, WC, Rural services etc forwarded to Parish Councillors.

The Chair advised that he had been contacted by Chapmanslade PC regarding the possible location of a solar panel park at Lodge Hill on the western edge of Chapmanslade. Subsequently a number of residents of the village have received a leaflet from Wessex Solar Energy outlining the proposal and requesting feedback. The site is in the Parish of Selwood so Mendip DC are not obliged to formally consult us if a planning application is submitted. It was agreed that the PC should write to Wessex Solar Energy advising that we will be contacting Mendip DC requesting that if an application is submitted that Corsley PC be consulted.

Action: Chair/Clerk

20/38 AOB

JW reported that the Highway opposite the entrance to Acres Supply was breaking up. SJ advised that it should be raised on the Wilts reporting system.

Signed:.....

Date:

JH suggested that the problem that Little Cuckoos had with the lapsing of their planning consent could be prevented if the PC was responsible for the monitoring of this. The general view of the PC was that this should be in the hands of Little Cuckoos as they carry the responsibility for meeting the terms of their lease with the PC.

MB reported that he had become aware of possible antisocial behaviour taking place in the Little Cuckoos car park after dark. It was agreed that MB should contact the owners of The Old School to ascertain whether they had any knowledge or concerns.

Action: MB

20/39 Date of next meeting

Dates of Meetings in 2021

Occasional Meeting	-	11 January 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: