

# Parish Council Briefing

Parish Clerk, John Willcox, rounds up the PC's activity in January

The Parish Council (PC) met for its first meeting of 2022 in the Reading Rooms on 10th January. The meeting was attended by our County Councillor, Bill Parks.

## **Baytree Close Development**

The meeting was joined remotely by Christine Brown, the Residential Development Project Manager for the further development of the Baytree site. She explained that the original planning application had been withdrawn following consultation and that it was hoped a fresh application would be submitted by the end of the month. The meeting was shown a revised plan for the site that showed that the dwellings planned had been more sympathetically placed within the site and a number of issues that the PC had commented on previously were being addressed e.g. hedging along the A362. The issue of drainage is still to be finalised, both foul water and rainfall runoff but the planners are well aware of this and will want to see a viable solution to this before they will approve it. The PC reiterated their desire that those with local connections are prioritised in the lettings and sale processes.

It is important that those who think they will be/are interested in either renting or the shared ownership properties (3 x two beds) should register with Homes4Wiltshire who are Wiltshire Councils agents in this area. Help is available to 'navigate' through this if applicants are in difficulty.

## **Co-option**

Following the advertising of the vacancy on the PC, four applications for co-option had been received. The PC were pleased to invite John Phillips of Knapps Gate to join the council.

## **Planning Applications**

A retrospective planning application had been received:

### **PL/2021/10981. Retention of conversion of former milking parlour to holiday let and rebuilding of outbuilding for entertainment room ancillary use to The Malthouse, At Malthouse, Court Lane.**

The Parish Council commented that it does not condone development being undertaken that clearly requires Planning permission (and potentially Listed Building consent) and retrospective applications subsequently being submitted.

In considering the planning application on its merits, the Parish Council raised no objection subject to:

- The holiday let being conditioned in an appropriate manner and, in accordance with Wiltshire's preferred wording, so that it can only be used as a holiday let.
- That an additional condition is placed on the holiday let so that the building remains in the ownership of The Malthouse and ownership cannot be severed and the building sold as a separate entity (as has been placed on other similar developments in Corsley).
- That the entertainment room is conditioned to be used for purposes incidental to The Malthouse main house and cannot be hired on a commercial basis.
- That the planning officer confirms that Listed Building Consent is not also required for the development that has been undertaken.

The PC had become aware, via the applicant, that a planning application had been submitted by Wessex Solar Energy for the installation of solar panels at Lodge Hill, Berkley. It was disappointing that the PC had not been included as consultees by Mendip DC given the proximity of the development to the parish boundary and the fact that it would be seen from parts of the parish. It was noted that a number of the comments on the website relating to the development were from Corsley residents.

## **Streetscene**

David Ball, the PC rep for streetscene reported that the meeting of our MP with officers and members of Wiltshire Council, and representatives of Chapmanslade and Maiden Bradley parish councils and the Maiden Bradley Weight Watchers Group to discuss the concerns about HGV traffic through the villages had been cancelled due to COVID-19. To date, a new meeting date has not been agreed.

The discussions with Wiltshire Council regarding the speed limit review through the village are ongoing.

It was agreed that the estimates for Speed Indicator Devices (SIDs), village gates and additional road safety signage that had been provided should be incorporated into the budget discussions.

## **Footpaths**

Alice Helliari, the PC rep for footpaths had circulated a comprehensive report on the state of footpaths in the village and the state of the kissing gates, signs and stiles. The report included indicative costings for the replacement of gates and stiles and the options that the PC could adopt. The report highlighted the differences in costings of wooden versus metal replacements and the significant difference in the lifespan and maintenance of these. It was agreed that a sum would be set aside for the ongoing maintenance/renewal of the gates/stiles.

## **Finance**

The PC reviewed the spending to date in the current financial year and considered the likely expenditure for the remainder of the year, including the number of projects that had been identified and the impact this would have on setting a budget for the following year. It was agreed that, subject to Wiltshire Councils agreement on siting, that the installation of SIDs should be progressed in this year. The other significant project to be funded in this financial year is the rebuilding of the bus stop at the Heath. Provision is also made in this year for the grants/donations that the PC makes to village organisations. (See separate notification in this edition of The Bridge for details of how to apply and the timescales.)

It was agreed that the precept for 2022/2023 should include provision for the village gates and the start of a programme of maintenance/renewal of the kissing gates/styles/field gate around the parish. It was agreed that to cover the ongoing expenditure, the planned 'improvements' to road safety and the environment and a one-off amount to assist in the funding of village based celebrations in aid of the Queens Platinum Jubilee, the precept should be set at £14,500.

## **Annual Parish Meeting (APM)**

Legally the APM should take place between 1st March and 1st June. Last year the impact of COVID-19 meant that the APM did not take place until September. On the assumption that there will be no further restrictions, it is proposed that the APM will be held on the 7 March. Villagers will know that it has been the practice in the past to invite guest speakers to this meeting. Suggestions are sought as to whom should be invited this year.

## **Dates of next meetings**

APM – Monday 7th March

Bi-monthly meeting – following the APM

Annual Parish Council meeting – Monday 9th May

*Meetings to be held in the Lower Room at Corsley Reading Room and will begin at 7 pm*