

## OGBOURNE ST GEORGE PARISH COUNCIL

### FULL COUNCIL MEETING

Minutes of the Parish Council Meeting of Ogbourne St George Parish Council held at the Village Hall, Ogbourne St George on Thursday 17<sup>th</sup> July 2014 commencing at 7:30pm.

**MEMBERS PRESENT:** Cllrs Mudge (Chair), George, Iliffe, Sandison and Tuckey.

**OFFICER PRESENT:** Locum Clerk, Paul Russell.

**ALSO PRESENT:** Seven members of the public.

#### 21/15 APOLOGIES

No apologies had been received.

#### 22/15 DECLARATION OF INTERESTS

The following Declarations of Interest were made:

- Cllr Iliffe: 14/05726/OUT and Pooles Meadow.

#### 23/15 MINUTES

Council **RESOLVED** that the Minutes of the Full Council meeting held on Friday 23<sup>rd</sup> May 2014 be agreed and signed as a correct record.

Council **RESOLVED** that the Annual Parish Meeting held on Friday 23<sup>rd</sup> May 2014 be agreed and signed as a correct record.

#### 24/15 MATTERS ARISING

The following matters arising from the minutes of the 23<sup>rd</sup> May 2014 were considered:

- Village Charities** – Council acknowledged that it had not as yet nominated two Councillors as Poor's Gorse Charity Trustees and agreed that it would put two names forward to the existing Trustees by the next meeting.
- Village Hall Leases** – It was noted that the two leases had been held up but were now being drawn up and may be ready for signing prior to the Council's meeting in September 2014. The lease for the hall itself had been completed but the solicitor had yet to complete the lease for the adjacent field.

It was **RESOLVED** to nominate Cllrs Mudge and George to sign the leases on behalf of the Parish Council once the leases had been received.

- Poole's Meadow Green** – Council noted that the Green and play area being provided as part of this development would be for the use of the entire community. It had been designated a public open space. Linden Homes had decided to exercise their right to management, and would fund this by an annual charge of approximately £200 per commercial property. The affordable homes would contribute also. Linden Homes were not prepared to assign management to Wiltshire Council or its nominee. They

had been invited to attend this meeting but had preferred to defer attendance until September.

A further update would be available at the September meeting from Linden Homes.

#### **25/15 POOLE'S MEADOW DEVELOPMENT**

Cllr Illife joined members of the public during the consideration of this item.

The Chair welcomed Belinda Eastland FCIH, Acting Chief Executive of Wiltshire Rural Housing Association (WRHA) who had been invited to address the meeting on the affordable housing allocation at the Poole's Meadow development.

WRHA was a specialist housing association providing homes for local people in rural communities.

There would be six affordable homes provided as part of the development all of which would each be let on assured tenancy. They would be available for let in November 2014. The rents had not been set as the valuation report had not yet been completed but they would be 20% below private rents.

There would be three two bedroomed properties and three bedroomed properties available. The properties would be heated by heat pumps to reduce heating costs and water butts, sheds and other items would be provided. They would be advertised for availability in phases. The first phase would commence in September 2014.

Anyone who wished to apply for a property must be registered on the Wiltshire Council Housing Register. Those wishing to register were advised to contact Homes 4 Wiltshire based at County Hall, Trowbridge or contact them via email at [homes4wiltshire@wiltshire.gov.uk](mailto:homes4wiltshire@wiltshire.gov.uk)

Prospective tenants should also register their interest with WRHA by completing an Application for Tenancy form. Once the properties were available to let those who had registered with WRHA would be contacted and encouraged to commence the process.

Priority would be given to those with strong local connections but it was the intention of WRHA to fill the properties to capacity.

As yet the service charge and Council Tax banding for the properties was unknown.

Council thanked Belinda Eastland for attending the meeting and for a very informative presentation.

#### **26/15 POLICE REPORT**

An update report had not been received.

#### **27/15 ANNUAL EXTERNAL AUDIT 2013/14**

- (a) **Annual Return** – Council acknowledged that it had not been able to approve the Annual Return by the statutory date of 30 June 2014.

Council formally **RESOLVED** to approve the Annual Return to be submitted for external audit by Grant Thornton.

Council formally **RESOLVED** to approve the Annual Governance Statement.

- (b) **Accounts Inspection** – Council **NOTED** that the Notice of Appointment of Date for the Exercise of Electors’ Rights had not been displayed and no inspection period had taken place. This would be addressed once advice had been received from the external auditors on the correct procedure to be followed.
- (c) **Annual External Audit Report 2012/13** – Council **NOTED** the 2012/13 qualified external audit report. The matters identified within that report had now been addressed.

### 28/15 INTERNAL AUDITOR

It was proposed by Cllr George, seconded by Cllr Sandison and **RESOLVED** to appoint Mrs Sally Utton to carry out an internal audit report on the accounts relating to 2013/14 in compliance with current financial regulations and to appoint her as internal auditor for the 2014/15 financial year.

### 29/15 OUTSTANDING ACCOUNTS

Council **RESOLVED** to pay the following accounts:

Payee	Description	Net	VAT	Total
Grant Thornton UK LLP	External Audit	£1,255.35	£251.07	£1,506.42
AON UK Ltd	Insurance	£284.44	£0.00	£284.44
SSE	Street Lighting	£161.36	£8.49	£169.85
Sally Utton	Dragon	£80.00	£0.00	£80.00
		£1,781.15	£259.56	£2,040.71

The Statement of Accounts for 2013/14 and the first quarter of 2014/15 were **NOTED**. It was further **NOTED** that a VAT claim would be submitted for 2012/13, 2013/14 and the first quarter of 2014/15.

### 30/15 GROUNDS MAINTENANCE CONTRACT

Council had awarded the 2014/15 grounds maintenance contract to Enlan Ltd. It was acknowledged that the contractors had not performed as well as hoped and Council apologised for the poor state of the churchyard. This would be addressed as a matter of priority within the next two weeks.

Thanks were extended to the Councillor Tuckey for working hard to enable the pre-school sports day to take place. The event had gone very well.

### 31/15 PLANNING MATTERS

Cllr Iliffe left the meeting during the consideration of this item.

Council **RESOLVED** to submit the following comments regarding the Planning Application received from Wiltshire Council:-

Planning Application: 14/05726/OUT  
Location: Chapel Meadow Yard  
Proposal: Outline application for a new dwelling  
**Comment: Council objects to this proposal for the following reasons:**

The construction of barn at Chapel Meadow Yard was approved in exchange for the development of the former farmyard in the centre of the village as residential accommodation (Planning Application E/2011/1708/FUL). This was with general support. No suggestion was made at the time that a dwelling would be involved at a later stage.

The site lies outside, but conveniently close to the built area of the village, where housing is available (including, of course, on the old farmyard site). This means that a very strong case indeed would need to be made for an exemption to the usual planning restrictions. The case that the present farmers are seeking to retire and hand on the business constitutes special pleading.

The justification for development, that there is a "clearly established existing functional need", is in fact very weak. The existing arable and sheep farming conducted by the owners does not require someone to live on site full time, or indeed at all. It has long been carried out from their residence within the village. The need is therefore neither established nor existing. If the barn were used for the sheep business the presence of someone on site at lambing time could be supplied in different ways.

Because Chapel Meadow Barn lies only just outside the village, on the corner of Aldbourne Hill and Bytham Road, the Parish Council is also concerned that the presence of a dwelling on site could be seen as facilitating the development of agricultural land immediately to the south, between the barn and Hedgerows.

### ***APPROVALS***

Planning Application: 14/04987/LBD  
Location: The Park, Ogbourne St George, Wilts, SN8 1SL  
Proposal: Alterations to chimney breast in kitchen to repair brickwork, replace undersized lintel and enlarge opening to allow replacement Aga to be set into the opening

Decision: Approved with conditions  
Planning Application 14/03181/FUL  
Location: Chantry, Ogbourne St. George, Marlborough SN8 1SU  
Proposal: Replacement single storey extension to rear, first floor extension to front, veranda, detached garaging and annexe  
Decision: Approve with Conditions

### **32/15 HIGHWAYS**

- (a) **Part of Old Road, High Street, Ogbourne St George** – Council considered the request received from Wiltshire Council regarding the application by Mr Matthew Coplestone of The Upper Lime Kiln, Ogbourne St George, to apply to the magistrates' court for an order stopping up highway rights over part of the Old Road.

The application would be made under section 116 of the Highways Act 1980. It would only seek to stop up highway rights and would not be a planning application. The Director of Neighbourhood Services considers that this section of the highway meets the *statutory requirement* for making an application. In principle, the Council would be willing to proceed with an application to remove highway rights from it.

In accordance with the Highways Act 1980, Ogbourne St George Parish Council had been requested to give its consents to the proposed application.

Prior to giving consent Council **AGREED** to request clarification regarding the following matters:

- Further information regarding the cost of the stopping up order to the public purse;
- Who would be given easement over the land to be stopped up;
- Who would own the land to be stopped up in the future;

Once a satisfactory answer to the above matters had been received Council would consider giving consent. The decision would be formally ratified at the next Full Council meeting on 11<sup>th</sup> September 2014.

- (b) **Other Highway Matters** – It was **NOTED** that the previous Council had passed a resolution seeking an extension of the 50 mph speed limit on the A346 in a northerly direction until at least as far as the blind summit beyond Ogbourne Downs Golf Club.

Council **AGREED** to pursue this resolution and would contact Wiltshire Highways to try to move this initiative forward.

It was further noted that the edges to the A346 were beginning to disintegrate and were becoming dangerous along certain sections. It was agreed to notify Wiltshire Highways regarding this matter.

### **34/15 STREET LIGHTING UPDATE**

Cllr Iliffe presented the following report:

- Southern Electric were owed £509.65 due to the delay with the bank auctioning the new bank mandate;
- SSE Contracting were owed £181.91. It was agreed to pay this outstanding account once a new cheque book had been received.

The following issues were brought to Council's attention:

- The maintenance contract had been suspended due to non payment of accounts;
- Three lights were on all day;
- There was no lighting outside Kemms and the cost for a new installation would be £1000;
- The present mercury vapour white lights were no longer available. 19 of the 21 lights used mercury vapour bulbs;
- Mercury vapour lamp bodies were not suitable for new bulbs;
- Stays were unsuitable for new lamp bodies;
- The Council could potentially face a £20,000 bill to upgrade the street lighting.

Following consideration Council **AGREED:**

- That no expenditure or action would be taken during current period of potential extraordinary expenditure.
- A full review of the maintenance contract with SSE contracting would be undertaken to ensure it was value for money;
- Council would consider a phased installation of new lights which would be budgeted for in precept at 5 units per annum;
- Contact Wiltshire Council to ascertain what their terms would be to take over the street lights, subject to white light being provided.

### **35/15 SPEEDWATCH UPDATE**

A number of drivers had been reported to the Police for speeding through the village. It was noted that the Speedwatch initiative had resulted in a reduction in speeding through the village since it began but that more volunteers were needed.

### **36/15 NEXT MEETING**

Council noted that the next meeting of the Parish Council would be held on Thursday 11<sup>th</sup> September in the Village Hall commencing at 7.30pm

### **37/15 PUBLIC RECESS**

**School Hedge** – This was very overgrown between the school and the highway. It was agreed to contact Wiltshire Highways to request that it be cut back. It was also suggested that the tree on the corner be reduced.

**Signage** – It was confirmed that Council was pursuing the replacement of various signs within the village. There was a need to relocate the speed limit signs and the “All Other Routes” sign in the High Street.

**Gates, Chapel Yard** – Some concern was expressed that these had not been put back. Wiltshire Council was happy to reinstate them and would be contacted.

**Proposed Village Shop** – The meeting was informed that the previous proposal to provide a new village shop was still being considered and the Parish Council had been contacted to ask whether it supported the proposal or not. The Parish Plan had supported the concept of providing a village shop which was supported by the Parish Council. However, at the moment as there were no specific plans submitted for consideration Council was unable to comment.

**Pumping Station** – The meeting noted that the pumping station was to be decommissioned in 2017. There was a likelihood that the River Og may well become a river again once water extraction further up the river ceased. It was noted that this might have an effect on potential flooding concerns in the future.

There being no other business the Chair thanked everyone for attending and closed the meeting at 8.32pm

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**CHAIR:**

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**DATE:**