

# *WEST KNOYLE PARISH COUNCIL*

**Parish Clerk – Mrs. L. C. Wood**

**Minutes of a Parish Council meeting held on Monday, 10<sup>th</sup> October 2022 at 7.30 p.m. in West Knoyle Village Hall.**

**Present:** Councillors Paul Yates (Chairman), Marcus Randall (Vice-Chairman), Mrs. Alex Davies, Tony Davis & Paul Vita.

Also: Mrs. Karenlee Barrett

## **Meeting convened with Public Session:**

A discussion took place regarding planning application PL/2022/06481 as follows: Mrs. Davies asked Mrs. Barrett (the applicant) how much space was needed for their agricultural purposes and said that she was aware that Mrs. Barrett had another barn. Mrs Barrett replied that the other barn is on land that is in different ownership and therefore is not relevant to this planning application although she qualified that the existing barn goes with the house and the small-holding goes with the temporary tent storage. There was a question about the surface under the temporary storage building and Mrs. Barrett confirmed that it was permeable loose stone (hardcore) over the whole site. Mrs. Barrett also confirmed that she and her husband had plans to move house in 11 years' time and so this is why she had opted for a temporary structure rather than go to the expense of a permanent building.

Wiltshire Councillor George Jeans pointed out a few suggestions to the meeting but qualified this by saying that he is not a planning officer but has some experience through years of sitting on Wiltshire Council's planning committee. He said that it was an option for the Parish Council to object to the planning application, stating their reasons. These reasons could then be used by the applicant in order to make revisions/amendments to the application that could overcome the objections and a revised application could then be submitted to the parish council. Alternatively, another option would be for the Parish Council to approve the planning application with conditions attached. These conditions might include screening although, he said, the building is well screened and would be much more obtrusive if it was in the field opposite, adjacent to the highway and then it would stick out in the AONB. Lighting – Mr. Jeans said that the AONB had strong views about lighting and the Parish Council might want to requires a condition relating to lighting. The Parish Council could also request that the temporary building is restricted to agricultural use only (although he understood that there is a 10% tolerance that could be used for other purposes). He said that he was aware that there had been some discussion about ownership but pointed out that ownership has nothing to do with planning. However, it is possible to have agricultural ties attached to agricultural holdings etc. and sometimes it is possible to tie a building to the ownership of another building or to a land use using a Section 106 legal agreement connected to a planning condition but it is extremely unlikely that the planning authority would do this. Furthermore, he said that it may be possible to ask for a time limit to be added to the planning permission i.e. grant planning permission for a period of 5 years.

**To receive apologies for absence – None received**

## **106. Declarations of Interest:**

*Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the West Knoyle Parish Council Code of Conduct for Members and by Section 27 of the Localism Act 2011. The disclosure must include the nature of the interest. If you become aware, during the course of a meeting, of an interest that has not been disclosed under this item, you must immediately disclose it. Whether you can remain in the meeting and the extent to which you can participate depends on the type of interest you have.*

- a) To receive Declarations of Interest from councillors on items on the agenda

- b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
- c) To grant any requests for dispensation as appropriate

A request for dispensation must be made on an individual basis

- Cllrs. Alex Davies and Paul Vita declared a personal interest in planning application PL/2022/06481

**107. Minutes** – **RESOLVED** to approve Minutes of Parish Council meeting held on Monday, 22<sup>nd</sup> August 2022 on proposal made by Cllr. Vita, seconded by Cllr. Tony Davis and carried with a unanimous vote of those present on 22.8.22.

**108. Matters Arising from previous meetings**

The Clerk informed members of the Parish Council that the planning application S/2022/04301 was granted planning permission (with conditions) on 15<sup>th</sup> September 2022 and that there was an informative attached to the planning decision notice that said “If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996”. As I am aware that the village hall committee was concerned as to the proximity of proposed works to the village hall building and foundations, the Clerk felt that the Parish Council should bring this to the attention of the Village Hall Committee and said that she would send them an email accordingly.

With reference to planning application S/2022/05168 for Land at The Street, Cllr. Jeans said that here had been researching this and found that in the Core Strategy there is a paragraph which says that villages can have infill and Cllr. Jeans said that it would appear that there has been some inconsistency with Wiltshire Council’s approach to planning applications for this site, it would appear that if they don’t like the application, they will refuse it on the grounds that it is in the open countryside but if they do like the application they can say that it is acceptable because it is infill in the villages. Therefore, he felt it was quite possible that this application will get approved.

**109. Planning**

**a) To consider the following planning application:**

<b>Application No:</b>	<b>PL/2022/06481</b>
<b>Application Type:</b>	<b>Full planning permission</b>
<b>Proposal:</b>	<b>Retrospective Planning Application for the continued use of Steel Framed PVC Tent as Agricultural Store.</b>
<b>Site Address:</b>	<b>Land Adjacent to The Middles, West Knoyle, Warminster, Wiltshire, BA12 6AJ</b>
<b>Planning Register Link:</b>	<a href="https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018dWsl">https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018dWsl</a>

Cllr. Randall said that it sounds as though the it is going to be used for agricultural purposes but thought, for clarity, it would be a good idea to ask for a condition to say that it could only be used for agricultural purposes. He also thought that applying a time-limit to the planning approval would provide some transparency for anyone that may want to buy the property in the future – they would know that it only had temporary permission. Members agreed that the building was currently well screened by a hedge and would like screening to be maintained. It was resolved, on proposal made by Cllr. Yates, seconded by Cllr. Randall and carried with a vote of 3 in favour, to recommend approval of the above planning application with the following conditions:

- **Time-Limited permission** – as the agricultural store is a temporary building and the applicants only require it for a temporary period, the Parish Council would like any planning permission limited for a temporary period of 5 years (or whatever period the planning authority deems appropriate)
- **Restricted use** – the Parish Council would like a condition restricting the use of the agricultural store for agricultural purposes only and no paraphernalia unrelated to the approved agricultural use of the site shall be brought onto or stored in the store or on the land outlined in red.
- **Screening** – the agricultural store is currently well screened by a high hedge. The Parish Council would like a condition to ensure that the hedge is maintained at its current height to ensure adequate screening.
- **Lighting** – there is presently no lighting on the exterior or interior of the store. The Parish Council would prefer there to be no lighting but if plans for future lighting are to be considered, we would like a condition to ensure that lighting meets requirements of the planning authority and AONB.

NB – As Councillors Alex Davies & Paul Vita had declared a personal interest in the above planning application, they took no part in the Council discussion or the vote.

**110. To receive report from Wiltshire Councillor - None**

**111. Footpaths, Highways, Traffic & Transport**

**a) Highway & Footpath issues for Parish Steward** – The Chairman said that he thought the road condition through West Knoyle had now become horrendous and there were 3 points where cars are bottoming out on the uneven road surface. It was unanimously agreed that the Parish Council should write to the Highways Engineer, David Button, and ask him to come and take a drive through West Knoyle.

It was pointed out that the village sign had been knocked down although the Parish Steward had managed to put it back upright.

Members also discussed the idea of applying for a grant to repair the metal fingerpost sign at The Middles. Cllr. Tony Davis said that the missing fingerpost arm was in his safe keeping and that he would take some photographs of the sign and get a quotation from Jeremy Davies to repair the sign and weld on the missing arm.

Cllr. Jeans said that he thought the verges were due to be cut about now.

**112. Play Area**

**a) To consider RoSPA Play Area Inspection report and make task sheet** – the Clerk reported that the Play Area Inspection report had not yet been received although she was expecting it any day now.

**b) Signage for Play Area** – the Clerk also informed members that she would proceed with getting quotations for the signage for the play area in the near future.

**113. Finance, Policy & Resources**

a) Payments: To approve the following payments:

Rob Pearce Ground Maintenance	Grass cutting – play area	£175.00
L. C. Wood	Salary 2022/23 – Q2 30.9.22	£200.00
HMRC	PAYE – Q2	£ 50.00
T. J. Thornley	Website updates for Queen’s death announcements	£35.00
West Knoyle Social Club	Donation to cover insurance of building	381.40
??????	Donation towards commemorative bench	?????

**b) Report on latest bank reconciliation** – the Clerk reported on the bank reconciliation carried out on 30.9.22 with a bank balance of £13,250.05

**c) To consider request to order Commemorative Bench and to make financial contribution towards the bench for the Queen’s Platinum Jubilee 2022** – members noted the request and agreed to pay the balance of £300 for the bench. The Parish Council members also offered to join a working party to give physical volunteer help for the creation of the patio area.

**The following items were deferred for discussion at a future meeting**

d) Discussion relating to Code of Conduct, Declarations of Interests and Dispensations

e) To consider amending the Parish Council’s Code of Conduct (existing code and draft new code attached)

f) To adopt Dispensation Procedure Guide (draft attached)

**114. General Items**

**a) Does the Parish Council want to plant a commemoration tree for HM The Queen?** Cllr. Jeans said he was aware of a Mere resident who was offering small oak trees to local parishes that may wish to plant them to commemorate HM The Queen. It was agreed to ask for 2 trees and that they could be planted in the hedge line of the play area.

**115. Date of next meeting** – it was agreed to hold the next meeting on Tuesday, 29<sup>th</sup> November.

Further information is online that may be helpful for you prior to the meeting:

<https://www.legislation.gov.uk/ukpga/2011/20/part/1/chapter/7/enacted>

<http://askyourcouncil.uk/personal-interests/a-guide-for-councillors/>