MINETY PARISH COUNCIL

*Chairman: Clerk:*

Mr E Morrison Vacant

The Paddock, Sawyers Hill Minutes taken by the chairman

Minety

Wilts

SN16 9QL

Tel 07533 650621

**Minutes of Parish Council Meeting held on 10-August-21, Minety Village Hall**

**The meeting started at 19:30**

**Public Question Time** – Mr Andrew Andersen wished to present his concerns with a planning application. Cllr Morrison agreed to invite him into the meeting at the relevant time.

**Councillors:** Mr E Morrison (Chairman),Mrs S Crompton, Mr A Read,Mr J Shephard, Mr I Cain, Mrs A Dupree

**In attendance:** Cllr Chuck Berry, 2 members of the public (names noted)

**Apologies for absence** were received from Cllrs Slucock and Gardner

**Dispensations / Declarations of Interest:** None declared

**Minutes from the previous meetings held on 13 July 2021** were agreed by all present

**Matters arising from the minutes:** none to report

**Parish Council Vacancy:** there is still a vacancy

1. **Officers Report / Parish Matters**
2. Minety Playing Fields Association:

The MPFA are due to provide an invoice for the grass cutting around the trim trail and playpark. Nothing else to report.

1. Footpaths:

ongoing and numerous issues, but the holiday period and other commitments has made it difficult for the footpath team to meet. A meeting in the next few weeks will get things moving again. Cllr Dupree will be looking to obtain footpath roundels

1. Area Committee and Community Area Transport Group: nothing to report.
2. Speeding issues and dangerous driving through the villages: nothing to report.
3. Village Hall:

the scrapheap challenge is upcoming in September, with more info expected in the parish newsletter.

1. Treasurer’s report:

a grant application was received for repairs to the cricket nets at the playing fields. Cllr Morrison proposed the PC buy the items required on behalf of the parish, seconded by Cllr Dupree and voted for unanimously.

1. School Liaison: nothing to report.
2. Working with the Parish Steward:

now that the parish clerk has left, Cllr Morrison volunteered to be the main contact for the parish steward. Otherwise, nothing to report.

1. Play equipment.

A maintenance contract is still required. Cllr Morrison agreed to contact other PCs to discuss the possibility of employing a company as a group.

1. Flood and resilience issues inc. ditch clearance:

Cllrs Morrison and Shephard agreed to look at the Ashton Road area for the upcoming winter, as the work done in the Station Road area had been so successful in 2020/21. Landowners will be contacted to discuss the maintenance of ditches and the current state of affairs. All agreed the face-to-face approach was the best way to start the process. Cllr Dupree offered to provide an Atkins hydrological report from 2013 showing the risks and requirements for the area.

1. Neighbourhood Watch Group: nothing to report.

**7. Planning**

**Applications received for observation**

1. **Application:** PL/2021/07404 – Consent under tree preservation orders

**Proposal:** Crown Lift 6 Oak and 2 Ash Trees to 6 Metres from Ground Level Over Primary School and Reduce Upper Crown Lateral Branches Over School by up to 3 Metres.

**Address:** Land adjacent to Minety Church of England Primary School, Sawyers Hill, Minety

**Comments by:** 19 August 2021

**PC response:** No objection

1. **Application:** PL/2021/06881 – Full planning permission

**Proposal:** Demolish existing builders yard/outbuildings and replace with 4 bed dwelling and garage with access improvements

**Address:** H.V. Cook & Son Ltd, Silver Street, Minety

**Comments by:** 25 August 2021

**PC response:** No objection

1. **Application:** PL/2021/07114 – Full planning permission

**Proposal:** Rear extensions

**Address:** County boundary south of Swillbrook House, Swillbrook

**Comments by:** 27 August 2021

**PC response:** No objection

1. **Application:** PL/2021/06991 – Full planning permission

**Proposal: Extension of existing Gypsy/Traveller site with 4 no. additional pitches including 4 no. day rooms, 4 no. mobile homes, 4 no. touring caravans, and associated works**

**Address:** Land adjacent to B4040, Minety

**Comments by:** 30 August 2021

**PC response:** Objection on the grounds:

* the current site is reported to be under-utilised
* the new site for two pitches was granted permission on appeal in 2018 (as the application for four pitches in 2016 was refused), but has only just started construction, 5 years after the first application. This seems to display that the pitches are not even required
* we object to any and all development on greenbelt land
* the building is on a flood plain and near an important watercourse, vital to the safety of the village of Minety
* the Environment Agency documents referred to are from 2012 and 2015, so possibly out of date considering the EA have updated advice as recently as Feb-21. We believe the EA should have been directly consulted as part of the application, rather than their data be interpreted by a third party. Extract from Gov.uk: “Consult the Environment Agency if the development (including change of use) is...‘more vulnerable’ [i.e. zone 2] and it’s a…caravan or camping site”
* Access to a public right of way is a concern, as with the existing site

1. **Application**: PL/2021/07144 (*added to the meeting after the agenda was published due to the comments being required before the next PC meeting*)

**Proposal**: Erection of 2 dwellings and associated works

**Address**: Lowleaze, Silver Street, Minety, Malmesbury, SN16 9QU

**Comments by**: 10/09/2021

**PC response**: Objection, on the grounds:

* This does not constitute ‘infill’ building, and would cause the building line of Silver Street to be moved back from the road, changing the Strip Development characteristics of the street
* There is a mature oak tree that would be materially impacted
* The proposed buildings would affect the light into neighbouring gardens
* This is overdevelopment for such a small plot, with issues around access and parking, with up to 6 cars reasonably expected for three 3-bedroomed houses.

**Applications determined – Approved with Conditions**

1. **Application:** PL/2021/03255

**Proposal: Erection of bespoke timber clad garden studio outbuilding**

**Address:** The Barn, Chapel Lane, Minety

**Undetermined applications:**

1. **Application:** 21/00658/FUL *(Target decision date 25 June 2021)*

**Proposal:** Erection of agricultural storage barn with incorporated equestrian rehabilitation

area. Siting of horse walker and rainwater harvesting tank and creation of

hardstanding.

**Address:** Land at Ashton Road, Minety

1. **Application:** 20/03528/FUL *(Target decision date 20 August 2021)*

**Proposal:** Installation of a renewable led energy scheme comprising ground mounted photovoltaic solar arrays and battery-based electricity storage containers together with transformer stations; access; internal access track; landscaping; security fencing; security measures; access gate; and ancillary infrastructure.

**Address:** Land near Minety Substation, Minety

1. **Application:** PL/2021/05229 *(Target decision date 13 July 2021)*

**Proposal:** Proposed single storey rear extension

**Address:** The Paddock, Sawyer’s Hill, Minety

1. **Application:** PL/2021/06082 *(Target decision date 10 August 2021)*

**Proposal: Notification for Prior Approval under Class Q for a change of use of Agricultural Buildings to five dwelling houses and associated operational development**

**Address:** Barn at Fairholme Farm, Dog Trap Lane, Minety

1. **Application:** PL/2021/06434 Listed Building consent & PL/2021/05293 *(Target decision date 14 July 2021)*

**Proposal: Extension and alteration to dwelling**

**Address:** Lower Moor Manor, The Moor, Minety

**Comments by:** 29 July 2021

1. **Application:** 21/00750/FUL *(Target decision date 12 August 2021)*

**Proposal: Change use of land from agriculture to keeping horses, and construction of 3 stables and open fronted storage barn. Driveway access to stables from road.**

**Address:** Land at Ashton Road, Minety

**Comments by:** 27 July 2021

1. **Application:** PL/2021/05561 *(Target decision date 27 August 2021)*

**Proposal: Demolition of existing single garage and erection of a double garage with home office above**

**Address: 2 Querns Cottage, Junction With Flisteridge Road East To Hornbury Hill, Minety**

1. **Application:** PL/2021/06060 *(Target decision date 9 August 2021)*

**Proposal:** Proposed garage with office above

**Address:** Isaacs Cottage, Ashton Road, Minety

1. **Application:** PL/2021/06054 *(Target decision date 27 August 2021)*

**Proposal: Erection of a single-storey side extension and associated works.**

**Address:** 2 St Leonard’s Row, Upper Minety

**Application sent to appeal**

1. **Inspectorate Ref :** APP/Y3940/W/21/3272561

**Proposal:** Erection of up to four dwellings with parking, gardens and associated infrastructure

**Address:** Land at London Lane, Minety

1. **Correspondence and administration**
2. Garage at Upper Minety, and Parish Council land at St Leonards.
3. **Payments to be authorised by the Parish Council**
4. Clerk’s salary – July 21 - gross £230.60
5. Bus Shelters 4 weeks £48.00
6. Neil Crocker Precision Services (July 21) £285.00
7. Minety Village Hall (July 21) £18.00

**Date of next meeting -** Monthly meeting Tuesday 14 Sept

The meeting closed at 21:05