

CHEVERELL MAGNA PARISH COUNCIL

Minutes of the Meeting of Cheverell Magna Parish Council
held at
The Pavilion, Witchcombe Close, Great Cheverell
Monday 6th February 2023 at 7.30pm

Minute No.	Item	Action
	Membership: A Alexander (AA), S Burgess (SB), R Hayward (RH), L Jones (LJ), P Stevens (Chairman)(PS), S Thomson (Vice Chairman) (ST) 1 Casual Vacancy	
	Councillors in Attendance: Cllrs A Alexander, S Burgess, R Hayward, L Jones, P Stevens (Chair) & S Thomson	
	Officers: Locum Clerk Heather Parks FSLCC (HP) Public in Attendance: 12 Members of the public Press: None	
166/22-23	Apologies -Councillor Muns WC	
167/22-23	<p><i>Standing Orders were suspended at 7.35pm to allow for public participation</i></p> <p>Public Participation SS spoke on item 17 planning application PL/2022/00668 59 High Street. There is confusion with the plans regarding the height and size of the window. Does the extension go up to the roof height? These two properties are now a large dwelling and not in keeping with the village conservation area. Another building material is to be added with Cedar Cladding. There will be an impact on daylight into my garden. The Trees and fencing already in situ have an impact on my daylight.</p> <p>PC spoke on item 17 planning application PL/2022/00668 59 High Street. He fully endorsed what SS had said. I am on the other side of the two cottages. This site is 200 years old and originally were cottages in the centre of the village and also part of the conservation area. This proposal is a bedroom on the upper level, and the risk is the cumulative effect resulting in the doubling of the properties with recent developments.</p> <p>J.Sp spoke on item 7.1 PL/2022/09110 85 High Street. A previous application in 2019 was turned down and also turned down at appeal. That application was for three bungalows. This new application is for two bungalows. The plans expand on the High street and decreases the openness of the site. The drawings show the roof line in line with the</p>	

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167.1/22-23	<p>road, but this is likely to damage the root structure of an ancient hedge. This is more than an undulating site.</p> <p>J.Sn spoke on item 7.1 PL/2022/09110 85 High Street. We find the whole application disingenuous. It ignores the grade II listed houses close by. The impact on the village is higher than the plans outline. The design and access statement refers to properties opposite as terraced – when there is a detached, a semi and only one terrace. There will be an impact with the windows on the eastern side of our property. Not adverse to windows but perhaps Velux would be more appropriate.</p> <p>The Ecological survey – there is no opportunity to plant along the north edge due to sloping walls, trees will be lost. One is on our property at the edge of our boundary. They won't be able to carry out what they have planned. I have concerns about the retention of soil.</p> <p>AS spoke on item 7.1 PL/2022/09110 85 High Street. I am struggling to work out how the characteristics of the village will be preserved in this conservation area with the proposed plans.</p> <p>FC spoke on item 7.1 PL/2022/09110 85 High Street. This application is in a conservation area. Looking at the design, it appears utilitarian in design and no attempt has been made to soften the line or blend in. How will anything physically be built? No vehicles with supplies will gain access to the site.</p> <p>AM advised the council that he is heading up an action group to prepare papers to get the village pub and shop listed as a community asset. He asked for the parish council to endorse the application.</p> <p><i>Standing Orders were reinstated at 7.55pm following public participation</i></p> <p>To receive any petitions or deputations None</p>	
168/22-23	<p>Declarations of Interest None</p>	
169/22-23	<p>Chair's Announcements None</p>	

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<p>170/22-23 170.1/22-23 170.2/22-23</p>	<p>Minutes The minutes of the meeting held on 9th January 2023 were approved and signed by the Chair.</p> <p>Matters Arising None</p>	
<p>171/22-23 171.1/22-23 171.2/22-23 171.3/22-23 171.4/22-23</p>	<p>Financial Information</p> <p>Payments for approval: Chq 300107 £6.63 P Fox Chq 300108 £48 Great Cheverell New Pavilion Trust Chq 300109 £419.32 idverde ltd It was proposed by Councillor Hayward, Seconded Councillor Burgess that all payments be approved. Voting unanimous in favour.</p> <p>Locum Clerk – Invoice It was proposed by Councillor Thomson, Seconded Councillor Hayward to approve the Locum Clerk’s invoice for January. Voting unanimous in favour.</p> <p>Management Accounts Members noted the management accounts to date. Councillor Burgess signed the reconciliation.</p> <p>Election Costs The costs for Great Cheverell are estimated at £824 for a contested election and £390 for an un-contested election. Financial provision will be required in the next budget setting process. Noted.</p>	
<p>172/22-23 172.1/22-23</p>	<p>Planning Applications</p> <p>Members to comment on the following: PL/2022/06632 Listed building consent (Alt/Ext) Replacement extensions, garage and alterations Belle Ville, 21 High Street, Great Cheverell, SN10 5TH https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018dpyA No Objection</p> <p>PL/2022/05110 Householder planning permission Replacement extensions, garage and alterations Belle Ville, 21 High Street, Great Cheverell, SN10 5TH https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018aYQT No Objection</p>	

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PL/2022/09110 Full Planning Permission Address: Marshfield, 85 High Street, Great Cheverell, SN10 5XR Proposal: Demolition of existing bungalow and erection of 2 new bungalows

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019AMe3>

There was confusion over the plans submitted, which were badly copied and pasted from an old application. There has been no attempt to blend in or consider the conservation area.

A lot of spoil will need to be removed and it was difficult to see how this would be supported in trying to level the site. The Drive is in a different place than outlined in the plans. Clarification is needed on the dwellings proposed – is it one 4 bed and one 3 bed or two 3 beds?

Accessing the site on a practical level could not be established.

Not in keeping with the conservation area.

The parish council have taken into account the strength of feeling made by local residents.

It was proposed by Councillor Hayward and Seconded Councillor Burgess that the parish council objected to the application with the comments outlined.

Voting unanimous in favour of objection.

PL/2023/00570 Notification of proposed works to trees in a conservation area. 106 HIGH STREET, GREAT CHEVERELL, SN10 5XR

T1 Cypress - Remove (fell) to near ground level. T2 Birch - Remove (fell) to near ground level and treat stump to inhibit regrowth. TG1 Cypress - Remove (fell) to near ground level. as per attached Arborist Report

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019pOhE>

No Objection

PL/2023/00668 Householder planning permission

Extension to first floor bedroom

59 HIGH STREET, GREAT CHEVERELL, DEVIZES, SN10 5TH

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019peCb>

It was proposed to object to the planning application by Councillor Alexander, Seconded Councillor Thomson for the following reasons:

This is a massively over development of the site.

Has the site not yet exceeded the maximum development area for planning?

Cedar cladding is not in keeping with the conservation area.

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172.2/22-23	<p>Overlooking adjacent properties. Inconsistencies in the plans. Voting unanimous in favour of objection. The parish council has noted the objections raised by local residents.</p> <p>Members to ratify the comments made on the following applications dealt with by email: PL/2022/09818 Full planning permission The Barn, Mill Farm, Cheverell Green Road, Great Cheverell, SN10 5UP Change of use of existing offices and storage buildings into a single residential unit; the removal of timber structures and the provision of new garages; associated works. Amended design following extant approval PL/2021/09782 for the same form of development. https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019BuBM No objection It was resolved to ratify the comments on the applications made by email.</p>	
173/22-23	<p>Play Area</p> <ul style="list-style-type: none"> • Awaiting details of a quote from a fencing contractor. • Councillor Hayward will report back on repairs to the step-up logs and chippings under the cableway, when time allows. • A Wet Pour quotation has been received from Redlynch Leisure at £4170.00 excluding VAT. The second quote was awaited. <p>Still awaiting details for items 1 & 2, and members wished to wait for further quotes on the wet pour before making any decisions. To be brought back to the next meeting. Noted.</p>	<p>LJ RH</p> <p>HP</p>
174/22-23	<p>Co-option One application had been received from Roland Gray who meets the criteria for co-option. It was proposed by Councillor Hayward to co-opt the candidate, Seconded Councillor Jones. Voting unanimous in favour. Roland Gray signed the declaration of acceptance of office. The Clerk would advise Wiltshire Council.</p>	<p>HP</p>

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175/22-23	<p>Notice Board</p> <p>The Clerk circulated options to members regarding the design, size and style of a new notice board to be erected at the Pavilion. It was proposed by Councillor Burgess and Seconded Councillor Thomson, that a 4 x A4 man made timber noticeboard from Greenbarnes £977.45 + VAT be purchased and delivered to an address provided by the council. Members would arrange to install on the playing field.</p> <p>Voting unanimous in favour.</p>	HP
176/22-23	<p>Local Highways Footpath Improvement Group</p> <p>Councillor Jones was not able to attend the meeting due to illness. The Clerk is chasing the council's referral which did not appear on the agenda.</p>	HP
177/22-23	<p>Archiving</p> <p>The Clerk has contacted the Wiltshire & Swindon History Centre who have advised that we can arrange a date for attending, taking all relevant documents for deposit. They will not take receipts and payments, nor bank statements and no accounts younger than seven years.</p> <p>Noted</p>	HP
178/22-23	<p>Events 2023</p> <p>Member discussed the proposed events for the year.</p> <p>Defibrillator training – This is to be offered to the whole community and is part of the defibrillator package. It was resolved to book a Thursday in September and arrange this with the trainer and pavilion trust.</p> <p>Coronation Event – following discussions it was proposed by Councillor Hayward and Seconded Arthur Alexander that the council would host an evening event only. Purple Fish to be provided as entertainment at a cost of £750 which would come from underspend in the budget this financial year as well as using the unspent Jubilee grant from 2022.</p> <p>The Soap Box Committee would be requested to run the bar and BBQ. RH would seek confirmation from the Soap Box committee.</p> <p>Voting unanimous in favour.</p> <p>Craft Fair – Councillor Stevens would work with Sue Smith on proposals, and it was resolved to book 16th September as a preferred date. They will build a framework for the event and bring this back to the next meeting.</p> <p>The Clerk to book the pavilion.</p>	<p>HP</p> <p>RH</p> <p>PS</p> <p>HP</p>

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179/22-23	Village Shop public meeting The notes from the meeting have been circulated and published. Copies are available on request from the Parish Council. Members felt that the meeting had gone well. Noted.	
180/22-23	Staffing Interviews of the three candidates would take place on Thursday 9 th February by the HR committee. Noted.	
181/22-23	Correspondence issued to members Noted	
	The meeting closed at: 8.55pm	

Future Meeting dates

March

6th 2022

Parish Council

The Pavilion, Witchcombe Close - work to the floor is due to take place and it is not certain whether the meeting will take place at the pavilion. The second preferred option will be the Village Hall. Confirmation will be published shortly.

For more information, please see the Council's website at
WWW.GREATCHEVERELL.

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