

**ALDBOURNE PARISH COUNCIL****MINUTES OF THE PARISH COUNCIL MEETING  
HELD ON WEDNESDAY 3 JULY 2024  
IN THE MEMORIAL HALL****Present**

Cllr H Bland (Chairman of the meeting)  
Cllr A Deuchar, Cllr C Elms, Cllr D Esden, Cllr B Hill, Cllr A Edmonds, Cllr N Josephy,  
Cllr A Phizacklea, Cllr J Rayner

Mrs K Clay – Parish Clerk

In attendance: Four members of the public.

**52/24 Elect Chairman of the meeting**

It was **RESOLVED** unanimously that Cllr Bland would be the Chairman for the 3 July 2024 meeting.

**53/24 To note apologies for absence**

Apologies noted from Cllr C Ainsworth, Cllr W Brown, Cllr V Butler, Cllr P Lawler,  
Cllr S Muirhead & Cllr A Stibbard.

**54/24 To note declarations of interest related to the business on this agenda and to consider any dispensations requested in relation to declarations given**

There were no declarations of interest.

**55/24 Consider the Minutes of the June 2024 Parish Council meeting**

It was **RESOLVED** unanimously that the Minutes from the Parish Council meeting held on Wednesday 5 June 2024 be approved and signed.

**56/24 To adopt the June 2024 Planning Committee Minutes**

It was **RESOLVED** unanimously to adopt the Planning Committee Minutes from the meeting held on Wednesday 5 June 2024.

**57/24 Review of outstanding issues**

- a) (07/06/2023) Weeds around tennis court – These have now been treated and a tidy of the court and surrounding area is being organised.
- b) (22/08/2023) Wall on Lottage Rd – Update requested from Wiltshire Council, but no response has been received. It is unlikely that the Council will be kept updated on this issue as it is a possible enforcement case.
- c) (07/02/2024) Encroaching banks on Farm Lane – Investigations to be undertaken by the parish steward to see if it is possible for anything to be cut back.
- d) (03/04/2024) Footpath ALDB19 – The estate manager has advised the Wiltshire Council PRoW officer that they will undertake repairs as soon as they have finished moving the muck around that area.
- e) (01/05/2024) Allotments – The vacant plots will be cleared, but there may be nesting birds, so this cannot be undertaken until later in the year.

- f) (05/06/2024) B4192 Verge – Cut shortly after the June meeting.
- g) (05/06/2024) Toilet lock – The new thumb lock has been replaced. There has also been a problem with the electronic lock not working. An engineer had to be called out, but this is now resolved. The call out charge was £125 + any parts. The poor quality of the door locking system has been raised with Healthmatic.
- h) (05/06/2024) Play area bins emptying – Wiltshire Council have confirmed that the waste in these bins is not classed as household and thus they cannot collect it. The new signs have been put on the bins and hopefully this will stop dog waste and nappies being put in them. The situation will continue to be monitored.
- i) (05/06/2024) Rural housing meeting – Cllr Edmonds & Cllr Hill meeting with Community First on 25 July to discuss the issue and report back.
- j) (05/06/2024) Weeds on raised path at Crooked Corner – Cleared by a resident.
- k) (05/06/2024) Debris on Lottage Road – Cleared by the parish steward.
- l) (05/06/2024) Ecological state of the pond – There was too much nitrate present which was causing the growth of algae. Work to remove this has been undertaken to help it recover. There will also be a pond tidy in the autumn.
- m) (05/06/2024) Weekend bus service - The weekend buses are at different times for financial reasons. No one should have more than a 30-minute wait for a bus or train (subject to them being on time).

#### **58/24 Consider financial statement and councillors to approve payments**

It was **RESOLVED** unanimously to approve the financial statement as presented by the Clerk. All payments are to be authorised by Cllr Bland and Cllr Phizacklea.

A copy of the financial report is attached as Appendix A.

#### **59/24 Clerks Report**

- a) The first quarter finance check has been carried out by Cllr Brown, with no comment.
- b) PKF Littlejohn has confirmed receipt of the external audit paperwork, and it will now be checked in the order it was received. The final report should be available for review at the September meeting.
- c) A request has been received to use the football field as overflow parking for the Music & Song Festival. There were no objections to the field being used subject to conditions.
- d) Several reports were received about parents/carers attending the school sports day parking on the grass of the The Green. A letter was sent to the school and Mrs Arkwright (Head Teacher) has responded thanking the Council for bringing it to her attention and agreeing it was unacceptable. She confirmed parents/carers will be reminded about not parking on the grass there.

#### **60/24 Questions and requests from the public for councillors to consider**

- Question about archaeological investigations when the parking area on the football field is built.

There were no conditions specified for this within the planning approval from Wiltshire Council.

#### **61/24 Update on joint agencies meeting in relation to flooding and sewer surcharging**

The meeting was held on 14 June and was attended by representatives from the Parish Council, Aldbourn Drainage Improvement Group, Thames Water, Environment Agency, Wiltshire Council and the Aldbourn & Ramsbury Ward. It was a productive meeting with a list of actions drawn up for all agencies to work to undertake. Another meeting will be held in the autumn to allow everyone to provide updates on the agreed actions.

Due to the amount of growth in the winterbourne currently it needs to be cleared now, rather than in the autumn as normal. Those present did not object to a maximum of up to £500 being spent to dispose of the weed removed. The expenditure for this (if required) will be approved under existing financial delegation.

**62/24 Report on play area and football field area inspections**

The inspections have been carried out and there were no issues to note. All the football nets have been fitted and are being well used.

**63/24 Consider taking on responsibility and expenditure for electricity meter by the pond**

The Council will continue to liaise with the Carnival Committee on this request before making a decision, as the costs seem to be very high for such low use.

**64/24 Consider request for donation toward defib maintenance**

It was **RESOLVED** unanimously to donate £300 as budgeted towards maintenance of the Aldbourn defibrillators.

**65/24 Reports by councillors on any Council business or village issues**

- a) Various hedges/plants overhanging footpaths raised.
- b) There have been several complaints received about the uncut wilding areas on the sports field banks.
- c) Comment made that the grass cutting this year has not been carried out as well as in previous years.
- d) Request for police speed enforcement along Baydon Road near Baydon Grange.
- e) A councillor is needed to attend the LHFIB meeting on Thursday 11 July for the 20-mph project to be progressed.

**66/24 Wiltshire Council report**

No report as Cllr Sheppard had tendered his apologies for this meeting.

**67/24 Questions and requests from the public for councillors to consider**

- Question in relation to funding that Thames Water had previously advised was available to help with repairs to private networks.
- Comment about other areas where trees/plants are overhanging pavements.

**68/24 Consider amendment to Clauses 23.2 & 33.1(d) of Lease with ARC for Palmer's Field**

It was **RESOLVED** unanimously that the Parish Council, as Landlord, will offer to ARC, as Tenant, the following amendments to the terms of the Lease for **Clause 33.1(d)**:

The Landlord and Tenant recognise that the period set out in Clause 33.1d. of the Lease for "Land lying to the East of Southward Lane, Southfield, Aldbourn known as Palmer's Field", which was executed on 19 July 2019 ("The Lease"), which allows the Landlord to re-enter the Property if the Tenant has not commenced the development of buildings or structures within 5 years ("The Period"), expires on the 19 July 2024.

Recognising the delays to the development of the ARC project resulting from the Covid pandemic, both parties wish to extend The Period and agree as follows, on the clear understanding that the Landlord will have the same rights of re-entry and termination of the Lease as set out in Clause 33 of the Lease, if the Tenant has not commenced the development of any buildings or structures (other than the Car Park and Access Road) on the Property at the expiry of any such extension:

1. The Period is extended by two years to 19 July 2026.
2. If necessary, The Period can be extended at the Tenant's request by a further year to 19 July 2027, provided that before 19 July 2026:
  - a. full planning approval for the proposed work, comprising the building, MUGA court and football pitch has been obtained from the relevant authorities.
  - b. In the reasonable opinion of the Landlord, significant progress has been made in obtaining the funding necessary for the development.
  - c. In the reasonable opinion of the Landlord, significant progress has been made in appointing contractors to carry out the necessary works subject to such funding (to be evidenced by a letter from a competent contractor that they are prepared to undertake the work if so contracted).
  - d. In the reasonable opinion of the Landlord, the Tenant can demonstrate that a significant number of people from within the village wish to use the ARC when it is completed and that they support the continuation of the ARC project.

It was **RESOLVED** unanimously that the Parish Council, as Landlord, will offer to ARC, as Tenant, the following amendments to the terms of the Lease for **Clause 23.2**:

The Landlord and the Tenant recognise that the period of five years set out in Clause 23.2 of the Lease during which the Landlord is responsible for contributing a fair and reasonable amount to cover the maintenance of all boundaries, fences, hedges and plantings on the Property owned by the Landlord and the cost of cutting the grass at the Property, expires on 19 July 2024.

The Landlord and the Tenant agree that for a further period of two years expiring on 19 July 2026, the Landlord will continue to contribute an amount to cover such costs and that the period will be extended by a further year in the event that the extension of the Period defined in Clause 33.1.d. of the Lease is extended to 19 July 2027.

**69/24 Confirm date of next meeting**

Wednesday 11 September 2024 at @ 7.30 pm in the Memorial Hall

There being no other business the meeting closed at 8.29 pm.

Signature of the Chairman: \_\_\_\_\_ Date: 11 September 2024

## ALDBOURNE PARISH COUNCIL

**Financial Statement****Bank Account Balances – includes bank interest**

Bank balance as at 30/05/2024

	<b>£</b>
Current account	2,786.87
Deposit account	<u>64,520.93</u>
<b>Total</b>	<b><u>67,307.80</u></b>

<b>Income</b>	<b>£</b>
	<b>Amount</b>
Wayleave	11.58
	<b>11.58</b>

<b>Expenditure</b>	<b>£</b>	<b>£</b>
	<b>Net Total</b>	<b>VAT</b>
Hall hire	8.00	0.00
Mowing	2,670.00	534.00
Re-imbursments to various individuals for expenditure incurred on behalf of the PC	170.05	0.00
Staff/contract costs (inc payments to HMRC)	1,348.68	0.00
Subscriptions	60.00	12.00
Toilet repairs	22.16	4.43
Utilities (electricity/water/waste)	211.59	18.12
	<b>4,490.48</b>	<b>568.55</b>

Mrs K Clay – Clerk/RFO  
03.07.24