



## PARISH COUNCIL MINUTES

Wednesday 11 September 2024

Memorial Hall, Aldbourn

7.30 pm

### Present:

**Councillors:** P Lawler (Chairman), S Muirhead (Vice Chairman)

C Ainsworth, H Bland, A Edmonds, C Elms, B Hill, N Josephy, J Rayner

### In attendance:

**Parish Clerk/RFO:** Mrs K Clay

**Members of the public:** 12

### 70/24 Apologies

Apologies noted from Councillors: W Brown, V Butler, A Deuchar, A Phizacklea, A Stibbard

Not in attendance Councillor: D Esden

### 71/24 Interests

There were no declarations of interest.

### 72/24 Minutes

The Council **RESOLVED** unanimously that the Minutes from the Parish Council meeting held on Wednesday 3 July 2024 be approved and signed.

### 73/24 Planning Committee

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

### 74/24 Outstanding Items

The following items were updated:

- a) (07/07/2023) 20-mph project on roads south of the B4192 – LHFIG has agreed to progress the project, and advertising of the proposed changes is being prepared for publication and public consultation.
- b) (22/08/2023) Wall on Lottage Rd – The highways engineer has confirmed that this issue has been referred to the Wiltshire Council enforcement team.
- 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 – Repairs have been undertaken and the PRoW officer is reviewing the works.
- e) (05/06/2024) Market Cross - The Chairman is still attempting to contact the stonemason to meet up and discuss the concerns raised.
- f) (03/07/2024) Overhanging vegetation – Article submitted for the October Dabchick reminding residents to cut back foliage/trees from footpaths and roads.
- g) (03/07/2024) Speed enforcement near Baydon Grange - Cllr Sheppard asked to request speed checks in this area. He has confirmed this has been done and the police have added the area for enforcement checks.
- h) (03/07/2024) Update to Lease with ARC - ARC has accepted the changes agreed and thanked the PC for agreeing to extend the terms.

**75/24 Accounts**

The Council **RESOLVED** unanimously to approve the financial statement as presented by the Clerk. All payments are to be authorised by Cllr Josephy and Cllr Bland.

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

**76/24 External Audit**

The Council **RESOLVED** unanimously to receive the report and certificate for the 2023/24 financial year from PKF Littlejohn LLP and noted that no matters were raised and that Section 3 of the AGAR and the Conclusion of Audit notice have been published as required.

**77/24 Clerk report**

- a) The first quarter finance breakdown was sent to all councillors on 9 July 2024.
- b) Ramsbury FC have been given permission to use the football field on Saturday mornings for training. They will be using the field until the end of March 2025. They will make way for any local events being held in the area and will once again be making a donation towards the use of the area.
- c) The Governments consultation into the National Planning Policy Framework runs until 24 September 2024. However, it is felt that the effort needed to collate a response on behalf of the Council was not justified in relation to the weight that the Council's input would have. Wiltshire Council, who are the body responsible for planning decisions, will be making a representation to the consultation.
- d) A request for the hedge on Farm Lane to be cut back has been made.
- e) A group of motorbikes were parked on The Green on 18 July, and when asked if they had permission to do so they indicated that the landlord of the Blue Boar had said they could. This was queried with the Blue Boar and the landlord has confirmed that they had not given the group permission to park there.

**78/24 Public Session**

- Representation in relation to the bird nesting tower proposal.
- Request for a blue plaque for Tom Rolt, who lived in the village and was a writer and campaigner for the revival and preservation of heritage railways and canals.
- Complaint about a significant increase in events on The Green and the subsequent disruption and noise that this causes to residents living in the area.
- Comments about the wild flower verges in the village and how messy they look, with no perceived benefit.
- Seeking support for the newly formed Aldbourne Royals FC and use of the football field on Sundays.

**79/24 Football**

The Council **RESOLVED** unanimously that it supports the formation of Aldbourne Royals FC and approves the use of the football field on Sunday mornings, subject to conditions. A decision on the maintenance of the field was deferred until the full details of the costs involved were known.

**80/24 Bird Nesting Tower**

The Council **RESOLVED** seven in favour with two abstentions that it supported the proposal by Aldbourne Wildlife, Carbon Neutral Aldbourne and W Brown & Sons to install a Swift and House Martin nesting tower on South Street (next to Glebe Close), subject to approval by Wiltshire Council highways.

**81/24 Drainage Improvement****Update on actions being undertaken by joint agencies**

Disappointingly Wiltshire Council has not carried out the agreed jetting and CCTV investigations on Lottage Road or the digging out of the Winterbourne by Goddards Lane. Cllr Sheppard confirmed that he has been chasing this inaction and will escalate this to Cllr Clewer (Leader of Wiltshire Council).

Since April Thames Water has carried out CCTV investigations along approx. 2km of the sewers in the village and carried out cleaning at the same time. They are extending these works along a further 1.5km. Though, they have not advised whether they have found any issues during these works or provided any update on the pipe restriction issues near Preston.

Groundwater levels are already higher than this time last year, and there is real concern that another winter of heavy flooding will occur. Another joint agency meeting will be organised for October to push for action by all parties.

**Work to be actioned by the Council**

There will be a clearance of the Winterbourne on Saturday 21 September and a further one two weeks later if required. The pond will be cleared in mid-October. All the vegetation will be removed after the pond clearance, which means it will be in situ for a few weeks. A spray of weeds may be required once the clearance of the Winterbourne has been completed. A list of blocked gulleys is being sent to Wiltshire Council requesting clearance before the winter.

**82/24 Rural Housing**

The Council **RESOLVED** eight in favour and one against that it supported the principle of a Community Land Trust and would support any group who could develop one.

**83/24 Trees**

The Council **RESOLVED** unanimously to receive the tree inspection report for Rectory Wood, Palmer's Field and the Winterbourne (near Ivy House) from Certhia Consulting Ltd and noted that no works were currently advised.

**84/24 ACV**

The Council **RESOLVED** unanimously to receive the report on the registration of properties within the parish as Assets of Community Value (ACV) and noted that this completed the project.

A copy of the reports is attached as Appendix B.

**85/24 Inspections**

The inspections have been carried out in all play areas and the football field area. Both the goal posts on Whitley Field have been removed as they had become unsafe. The cost for new goals is being researched. New stronger pegs are being purchased for the goal nets on the football field.

**86/24 Twinning**

The Council **RESOLVED** six in favour with three abstentions that it would investigate further the possible twinning of Aldbourn with Creully, France.

**87/24 Councillor reports**

- a) Following the recent clearance of the tennis courts by the community volunteers a further weed treatment will be undertaken.
- b) The original SIDs manufacturer is no longer in business. The SIDs are still functioning, thanks in no small part to the efforts of Mr Payne and Mr Young. The Council needs to start considering the purchase of a new unit in the upcoming budget. The Elan SID has been moved to Castle Street.
- c) The Council will review events on The Green at a future meeting.
- d) The footpath along South Street from Farm Lane to Ford Farm is still in need of clearance by the parish steward to cut back the undergrowth and widen the path.

**88/24 Wiltshire Council**

Cllr Sheppard advised that he has recently chased up the decision on the Lottage Farm planning application and had been advised that it is being held up by legal arguments between Wiltshire Council and the developer.

Last year 18,832 planning applications were approved, yet only 56% of those approved have been built. This has a significant impact on housing targets.

Cllr Sheppard advised he is now the Wiltshire Council representative on the North Wessex Downs National Landscape.

**89/24 Public session**

There were no further questions from those members of the public still in attendance.

**90/24 Future meeting dates**

The Council **RESOLVED** unanimously that the next meeting will be on Wednesday 2 October 2024 at @ 7.30 pm in the **Methodist Hall**.

The Council **RESOLVED** unanimously that the July 2025 meeting will be changed from Wednesday 2 July 2025 to Wednesday 9 July 2025.

The meeting concluded at 9.28 pm.

Signature of the Chairman: \_\_\_\_\_ Date: 2 October 2024



## FINANCIAL STATEMENT

### Bank Account Balances as at 05/09/2024

	£
Current account	676.44
Deposit account	<u>59,645.58</u>
<b>Total</b>	<b><u>60,322.02</u></b>

Income	£
	Amount
Land rent and reimbursement of utilities	250.92
Feast tolls	120.00
	<b>370.92</b>

Expenditure	£	£
	Net Total	VAT
External audit	315.00	63.00
Hall hire	80.75	0.00
Pest control	150.00	0.00
Re-imburements to various individuals for expenditure incurred on behalf of the PC	78.59	0.00
Staff/contract costs (inc payments to HMRC)	1,811.12	0.00
Trees inspection	200.00	40.00
Toilet repairs	315.25	63.05
Utilities (electricity/water/waste)	357.01	30.51
	<b>3,307.72</b>	<b>196.56</b>

11 September 2024



## **ASSETS OF COMMUNITY VALUE UPDATE**

### Summary of what an Asset of Community Value is

A building or other assets such as land that has a main use or purpose of furthering the social wellbeing or social interests of the local community and could do so into the future. Registration of property or land shows the value that the local community has on the asset and the desire that it should remain within the community.

Registration **does not** prevent the owners from selling their property if they wish to do so. If the property is put up for sale within the 5 year registration period, the local community then has the opportunity to enact the Community Right to Bid. This gives a moratorium period of six months to determine if the community can raise the finance to purchase the asset.

### Properties Registered

1. The Blue Boar – Approved 8 December 2022 (expires 8 December 2027)
2. Post Office/Store/Cafe – Approved 3 March 2023 (expires 3 March 2028)
3. Forge & Library – Approved 16 March 2023 (expires 16 March 2028)
4. The Crown – Approved 20 April 2023 (expires 20 April 2028)
5. Allotments (off Hillwood Rd) – Approved 19 January 2024 (expires 19 January 2029)
6. Methodist Chapel & Hall – Approved 11 July 2024 (expires 11 July 2029)
7. Memorial Hall/Sports & Social Club – Approved 5 August 2024 (expires 5 August 2029)

### Properties Refused

1. The Co-op – Refused 3 March 2023

Summary of refusal reason:

There is another shop in the village, which it is considered offers more facilities that further the social wellbeing of the local community.

2. The Common (Poors Gorse) – Refused 2 November 2023

Summary of refusal reason:

No evidence of social use or gatherings on this farmland has been provided.

Note in relation to the refusal reason: This land is not public access land and apart from the trees planted for the Jubilee, and the funds from the renting of the land going towards residents of the parish, it is hard to prove any other evidence of social use or gatherings.

3. Aldbourne Kitchen – Refused 3 November 2024

Summary of refusal reason:

The property has been used recently as, first of all, a fish and chip takeaway, followed by a Chinese takeaway and therefore a place to pick up food and take away from the property. It is therefore considered that the current use of the building does not further the social wellbeing or social interests of the local community.

## Appendix B

### Properties not registered

Garages in Hawkins Road, Westfield Chase and Farm Lane – The properties are considered residential and thus they cannot be registered.

Although not on the original list, the Council was subsequently asked why St Michael's Church had not been included. The advice given by the ACV team at Wiltshire Council is below, and this was fed back to the Church.

“Church of England owned churches, although not excluded from listing in the legislation, will be exempt from the sale moratoria being applied under the Localism Act, as the Church has its own separate and lengthy consultation process set out in legislation for the closure and sale of its property (disposals of closed Church of England churches are covered under Part 6 of the Mission and Pastoral Measure 2011: the lengthy process in Part 6 of the Measure involves public consultation, and at the end of it the building will either be sold or leased for an agreed purpose, or demolished, or transferred to the Churches Conservation Trust for preservation - following which outcomes it will be possible to nominate the building if appropriate).”

### Final summary

An application has been submitted for all properties agreed (where allowed), and the project is now complete until re-registration is required.