

LUCKINGTON & ALDERTON PARISH COUNCIL

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**MINUTES OF THE MEETING OF LUCKINGTON AND ALDERTON PARISH COUNCIL HELD ON
9th May 2018 at 7.30pm IN LUCKINGTON VILLAGE HALL**

PRESENT

Chair	Mr R McCraith (RM)
Councillors	Ms S Godwin (SG) Mr J Buckley (JB) Mr S Lawrence-Mills (SLM) Mr S Evans (SE) Mr R Simpkins (RS)
County Councillor	Mr J Thompson (JT)
Parish Council Clerk	Mrs V Avery (VA)

There were 5 members of the public present

1182 Apologies

Councillor – Mr N Neale (NN)

1183 Declaration of interests

(SE) declared an interest in planning application 18/03689/FUL at 2 Brook End, Luckington.

1184. Members of the public are invited to address the Council on agenda items.

Mr George Lynham of Alderton, addressed the PC regarding the planning application for New Farm, Alderton.

Firstly, he is concerned about the potential number of cars and visitors this new development will bring to the village. He estimates around 25 cars more.

Secondly, the refuse lorries currently need the entire width of the road to get through to the houses and there will be no room for any extra parked cars on The Street. He thinks there should be adequate provision for parked cars.

Thirdly, the road coming from the B4040, Ashbridge Pike Lane, is a derestricted road and many cars coming along there are driving in excess of 40mph. Could the developers be asked to pay for traffic slowing signage or traffic lights.

(JB) said the priority would be a major road over a minor road and this needs to be addressed with Wiltshire Highways.

Jonathan Bury of Badminton Estate commented that the road is already an issue which the planners are aware of.

Regarding the parking situation, their Architect made adequate provision for the parking and is actually in excess of the requirement. Highways have done some analysis on the parking and felt there was sufficient parking however he does anticipate comments from the planners on all of these issues and if necessary the plans will need to be adapted.

Ashley Stopforth said that effectively there are 2 spaces for each house plus a garage. He was also concerned about the allowance for parked cars. He has spoken to several residents in Alderton and in principle the villagers support this new development. As some of the fields surrounding the village are owned by Badminton Estate

could some proper passing places be made along Ashbridge Pike Road and Back Lane? This would be a very good thing for the village.

Ashley Stopforth also brought up the broadband requirement and feels it would be very unfortunate if it is degraded as the village has only relatively recently acquired high speed fibre broadband.

Jonathan Bury has spoken with the installer of fibre broadband to the village. Each resident should be fine with their broadband service so long as they have a fibre contract in place.

Ashley Stopforth also asked if the sewer system had been checked for capacity as there will be more waste from this new development.

Jonathan Bury had spoken with Wessex Water and there is sufficient capacity.

George Lynham then said that as far as Ashbridge Pike Lane was concerned he had seen that if the school bus meets an artic lorry then the bus has to reverse a long way until they can both safely pass each other. A new passing place would be a good thing.

1185. Public Question Time

Two ladies from Luckington said they were very concerned about what they feel is extremely dangerous parking around The Green in Luckington. There is no footpath along the edge of the road and, when turning into the lane by the Chapel there are cars parked which potentially obscure the view of drivers and pedestrians. It was suggested that both vehicles and pedestrians have a variety of routes by which they can negotiate the area of the green, and that it is the responsibility of drivers to ensure that they negotiate the area safely.

(JB) said he has talked to Wiltshire Highways regarding this problem and they have confirmed that there is no parking restriction. It is mostly people parking outside their own homes. There is an option to report the dangers to the Council who have a specialist officer who could decide if there should be parking lines on the road. However, the onus is on the drivers to negotiate the road ahead of them. They would need to contact the Police in order to explore any other possible enforcement procedures.

There can't be a footpath by the Chapel as the grassed area is owned by the property behind it. However, there were lots of choices of where to walk. It was suggested that could there be a footpath put through or around the village green?

(SLM) added that this issue did come up a lot at the Parish Council meetings. However there doesn't seem to be much more that the PC can do as the Police are the only ones who have the authority to enforce any parking restrictions.

(SE) agreed that to reinstate a footpath across the green was a good option and would aid walkers particularly in the winter months.

(JB) urged the ladies to contact Wiltshire Highways directly to express their concerns

Their second grievance was the state of the grass in Luckington Cemetery. (VA) said that she had been in touch with AW Services (the contractor), weekly, sometimes daily, since February. He keeps promising to come but the weather has been an issue as he can't cut when the grass is so wet. However, he has promised to come tomorrow, 10th May.

There was a general discussion around the provision of a grass cutting contractor. It is one of the highest costs the Parish Council has every year and therefore the PC gets what it can afford. (JT) suggested that as a Parish, would people be happy to pay more in their Council Tax and getting a rise in the annual Precept in order to get a better job done?

Their third question was about the two drain on Chapel Road. They are full up and are a disgrace. (JB) said they should report this on the MyWilts App which works very well. They also said the footpath from Chapel Road was in a terrible state and needed repair. (JB) said this also should be reported on the MyWilts app.

1186 Matters Arising from Last Meeting

(RM) asked if there had been any movement forward with the school updating their Traffic Plan in order to apply for funding for 20mph signs in the village.

(JB) and (VA) have passed on all the documentation to Mrs Hinds (headmistress) of Luckington School and said that they would be happy to help the school in completing the document. Mrs Hinds has so far not come back to the Parish Council. (VA) said that some members of FOLS (Friends of Luckington School) were very keen to get the ball rolling. (VA) will speak to Mrs Hinds and FOLS to see how they can get the ball rolling.

1187. Confirmation of the last meetings minutes

Minutes from the meeting in April were agreed by the PC and signed by the Chair.

1188. Planning

Application Ref: 18/03475/FUL

Application for **Full Planning**

Proposal:- Conversion of a Multi-Yard Farmstead into 7 New Dwellings with Associated Infrastructure. Demolition of Modern Agricultural Buildings.

At: New Farm, Back Lane, Alderton, Chippenham, Wiltshire, SN14 6NW

The PC's response is as follows:-

- The plans suggest there is additional 'on street' parking capacity available within in the village of Alderton. This is not the case. There is already insufficient 'on street' parking within Alderton to accommodate the existing demands of residents and their guests at times of peak demand. There is no additional capacity available to accommodate any vehicles which may be attracted by the proposed development's residents or their guests. Such additional vehicles must be accommodated within the proposed development site to avoid a detrimental impact on the rest of the village.
- There is no public transport provision within Alderton, so any guests visiting the residents of the new development will inevitably arrive by car. The proposals fail to include any provision to park guest's vehicles within the development, and this needs to be rectified to ensure that guests can park within the curtilage of the proposed development.
- The provision for residents parking within the development is felt to be inadequate. This provision could easily be improved, by requiring that all garages on the development are not permitted to have doors fitted, thereby increasing the likelihood of them being used for the parking of the resident's vehicles.
- The Parish Council is very concerned regarding the safety of vehicles negotiating the crossroads in the centre of Alderton. Increased traffic from the proposed development will exacerbate this situation. The Parish Council request that Wiltshire Highways review the traffic management arrangements at the crossroads in the village (adjacent to the pond), and recommend appropriate improvements in signage, vehicle priority or traffic calming measures. The implementation and funding of such improvements should fall on the developer.
- The Parish Council feels that the documents associated with the proposed development significantly under represent the actual volume of traffic which already uses Back Lane. Numerous vehicles use the route on a daily basis to 'commute' to and from the Fosse Way and Badminton village. The route is also a designated access route for major events on the Badminton Estate (such as the Horse Trials), with such heavy traffic at peak demand times that traffic can be brought to a complete standstill. All

vehicles entering or leaving the proposed development will have to use Back Lane for access, so improvements to the Back Lane / Ashbridge Pike Lane routes are considered essential.

- The road up from the B4040 (Ashbridge House), known as Ashbridge Pike Lane, is a de-restricted road however there is currently no warning signs of a dangerous junction. With more traffic entering the village this could be potentially hazardous and should also be reviewed by Wiltshire Highways, and appropriate recommendations, including speed limits and signage, should be made.
- The normal commuting route from Alderton towards the M4 (J17) is via Back Lane towards Fosse Lodge (incorrectly termed 'Old Royal Ship' by the developers. The normal commuting route from Alderton towards the M4 (J18) is via Ashbridge Pike Lane towards the B4040. Both of these roads are single track with no passing places. Back Lane also has a blind bend halfway along it. The proposed development (particularly the type of properties proposed) will inevitably and undesirably increase commuter traffic on this route. The Parish Council would seek for passing places be made along both Back Lane and Ashbridge Pike Lane to facilitate the additional traffic generated by the proposed development.

(VA) will forward these comments on to the Wiltshire Planning Department.

Note:

After the Parish Council Meeting, the following information was received from the planning applicants (in relation to New Farm). This clarifies the parking provisions included within the application by placing them in list form, and has been included in these minutes for the information of residents, even though it was not available during the parish council meeting in this form:

- Barn 1 4 bed 2 garages plus two parking spaces in front of the garage.
- Barn 2 4 bed 2 garages plus two parking spaces in front of the garage.
- Barn 3 3 bed 1 garage plus two parking spaces in front of the garage.
- Barn 4 4 bed 2 garages plus two parking spaces in front of the garage.
- Barn 5 2 bed 1 garage plus one parking space in front of the garage.
- Barn 6 4 bed 2 garages plus two parking spaces in front of the garage.
- Barn 7 1 garages plus one parking space in front of the garage for New Farmhouse.
- Barn 8 3 bed 2 garages plus two parking spaces in front of the garage.
- Barn 9 garages included in above for barns 4, 5 & 8.

Application Ref: 18/03605/LBC

Application for **Listed Building Consent**

Proposal:- Conversion of a Multi-Yard Farmstead into 7 New Dwellings with Associated Infrastructure. Demolition of Modern Agricultural Buildings.

At: New Farm, Back Lane, Alderton, Chippenham, Wiltshire, SN14 6NW

No Objections

Application Ref: 18/03689/FUL

Application for **Full Planning**

Proposal:- Rear ground floor alterations to existing conservatory and outbuilding **At:** 2 Brook End, Luckington, Wiltshire, SN14 6PJ

No Objections

1189. Finance

Luckington and Alderton Parish Council Financial Data as at 9th May 2018		
		£
Bank account balances at the report date:		
	Barclays Current Account	20,155.85
	Barclays Deposit Account	2,841.64
		22,997.49
Payments to be made:		
-	Auditing Solutions	-228.00
-	Society of Local Council Clerks SLCC	-36.00
-	WALC - Annual Membership	-258.40
-	Brunel Computing - Domain Hosting	-19.80
-	Mrs V Avery - 8 Hours extra on Audit and GDPR Training	-78.40
		-210.34
Payments Received:		
	Precept (added to Barclays Current A/C)	9,071.68
	Balance carried forward	22,166.55

1190. Audit

The Parish Councillors have read through the Internal Audit Report as attached to the Agenda. They went through the various recommendations made by Auditing Solutions. (RM) asked (VA) to do a quarterly bank reconciliation from 1st April onwards. The cash value of the decided Precept needs to be minuted rather than just the percentage rise. The report concluded that the retained levels of reserves was too high. (JB) said that this was because a few years ago there was a possibility of several grant/donation applications however for whatever reason these didn't materialise.

The Clerk's Contract currently shows that she receives £22.50 per month in order to work from home. This needed to be agreed by the whole Parish Council and recorded in the Minutes. (JB) proposed this amount to be paid to the clerk and (RM) seconded. All agreed.

The Standing Orders and Financial Regulations have been updated again and will need to be changed. (VA) to add this to next months' Agenda.

1191. Review and adoption of the Parish Council's Risk Assessment.

All Councillors have had a chance to read through the current Risk Assessment as attached to the Agenda. All agreed this was satisfactory and should be adopted for this financial year.

1192. Insurance Quotation

From the quote which was attached to the Agenda, there seems to be a typo as the quotes given for each individual item says 'No' Cover. (VA) has tried calling Jess Emery of Community First to rectify the quote but had no response yet. (VA) will keep trying. However, as it stands the quote is fine and the PC all agreed that a 3 year term for insurance would be more suitable and cost effective. (VA) will prepare a cheque for the next meeting in June.

1193 A request for First Aid Training for Luckington residents.

Richard Henshaw has asked for a possible donation to the Playground Committee to provide some First Aid AED Awareness Training, especially for the Defibrillator. All Parish Councillors agreed that a donation of £200 should go to the Playground Committee for this purpose.

1194. Alderton Defibrillator

Further to (VA) contacting Hugo Armitage of Alderton Village Hall, it has been agreed to purchase a Defibrillator. It was suggested that this be the same type/brand as the one in Luckington so that the pads, which need to be replaced after use, would fit the same appliance. (VA) will arrange for the purchase of the defibrillator.

1195. Update on the Churchyard Project

(SLM) thanked the Parish Councillor for their recent donation of £200 to get the ball rolling on their fund raising campaign. Since then, a grant has been acquired from the Royal Artillery Association for the repair of one tomb which is wonderful news. He had managed to recruit a 6 people task force and they are having their first meeting tomorrow, the 10th May 2018. (SLM) will report back to the PC at the next meeting in June.

1196. Update on Grass Cutting

(SE) very kindly volunteered to oversee the grass cutting contractor on behalf of the Parish Council. He will meet with (JB) to discuss what needs to be done.

1197. Update on Luckington Cemetery

(VA) reported that there was no updates on the cemetery. She has been constantly trying to get the grass cutting contractor to come to the village and he has promised he will cut the grass tomorrow, 10th May. This needs to be a weekly cut and (SE) asked for his mobile number so that he can get the contractor to visit the village more regularly.

1198. Update on Highways

(JB) the rubbish that had been dumped recently has been kindly picked up by (SG). This had already been reported on the MyWilts app.

Flooding on Sopworth Lane – the pricing has now been agreed for the draining and repair of this road. The work will be scheduled for later in the year as there have been ongoing emergency drainage issues in the South of Wiltshire.

Please continue to report any issues on the MyWilts app. This is a very good service and work seems to be getting done as and when reports go in.

The Parish Steward will make his September visit to the village on 28th August due to the bank holiday.

1199. Report from Outside Meetings

(JT) shared with the PC the Annual Town & Parish Councils Report 2017-2018.

1200. Any Other Business

FOLS have sent a 'Thank you' letter to the PC for the recent donations. There were some lovely photos of the children doing some science experiments and a beautiful handmade card. Thank you.

1201. Items for next month's agenda

Defibrillator for Alderton
Cemetery
Highways
Tombstone project
20mph signs

1202. Time and Date of next meeting

The next Parish Council meeting will be held on Wednesday 13th June 2018 at 7.30pm in Luckington Village Hall.

The meeting closed at 9.30pm. The minutes were taken by Victoria Avery, Clerk to Luckington and Alderton Parish Council.