

LITTLE CHEVERELL PARISH COUNCIL

Minutes of the Meeting of Little Cheverell Parish Council Held at Little Cheverell Village Hall on Monday 13th January 2024 at 7 p.m.

Present: Councillors

Mike Phillips (Chairman), Clive Broe (Vice Chairman), Nicola Broe, Lucy Thorne, Benjamin Thompson.

In attendance: Rebecca Hathaway-White (Clerk) and 6 members of the public.

Planning Meeting

Residents attended to discuss planning application PL/2024/11192 for 7 Westbury Road. They are extremely concerned about the application to turn the residential house into a children's home. Their comments were considered by the Parish Council who discussed the application and Parish Council's response as an agenda item.

Public Participation

None

Meeting of the Council commenced at 7.30

24/101 Acceptance of apologies for absence. Resolved: Cllr Spearey

24/102 Minutes. The minutes of the Council meeting held on the 26th November 2024 were approved as a true record and signed by the Chairman. Proposed Cllr Phillips, seconded Cllr N Broe, voting unanimous in favour.

24/103 Dispensations and Declarations of interest. Resolved: Cllr N Broe is a trustee of the village hall.

24/104 Parish Councillor Vacancy, Council noted that there is currently one vacancy for co-option.

24/105 Chairmans Report. Resolved: Please see Appendix A

24/106 Clerks Salary. Resolved: Cllrs approved clerks back pay. Proposed Cllr Phillips, seconded Cllr Broe, voting unanimous in favour.

24/107 Accounts for Payment: LGA 1972 s150 (5)

Resolved: Cllr Phillips proposed ratifying and authorising the payments listed, to be paid via cheques and online banking, seconded Cllr C Broe, voting unanimous in favour.

Payments to Ratify

R Hathaway-White Salary	£133.54
HMRC	£33.20
Hugo Fox (November)	£23.99
Hugo Fox (December)	£23.99

24/108 Approval and signing-off of Parish accounts ending 10th January 2025

The clerk reported bank balances as of the 10th January 2025 were: -

Current Account	£774.96
Savings Account	£6032.83
Less payments outstanding	£166.74
Total	£6641.05

Resolved: Cllr Thompson proposed acceptance of the accounts, seconded Cllr N Broe, voting unanimous in favour.

Cllr Thompson has completed their independent review of the Parish Council financial transactions for July – December 2024 and found them to be accurate.

24/109 Consultations on planning applications. Council to discuss and make decision on responses: (Please note in planning matters the Parish Council acts as a consultee of the Principal Authority, the Principal Authority being the deciding body)

Application Ref PL/2024/11192 - Full Planning Permission

Address: 7 Westbury Road, Little Cheverell, Devizes, SN10 4JW

Proposal: Use of existing dwelling as a children's home Applicant Name Irresistible Health and Social Care

Case Officer: Jemma Foster **Respond By** 14-01-2025 **Application Link:**

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000BFE17>

Resolved: Cllrs resolved to object to the application, proposed Cllr Thorne, seconded Cllr N Broe, voting unanimous in favour.

The Parish Council has received a high number of representations regarding this application from residents in the village and especially from neighbouring properties, all objecting to the application.

The Council considered the representations made in person and online at our meeting on Monday 13th January 2025 and resolved to object to this application. The planning department should note that there was a previous application for a COU relating to this property which was withdrawn (PL/2024/06238) The comments made against this application remain relevant.

The Parish Council has noted that the applicant states in his planning statement that: this type of facility should be provided in sustainable locations, normally in a principle settlement or market town where there is an identifiable need. This statement is in line with the Wilt shire Core Strategy (CP46) However although CP46 provides for other locations, this is only in "Exceptional circumstances" and in which case a location outside of but adjacent to a principle settlement or market town may be considered but then only if certain strict conditions are met, i.e "A genuine and evidenced need exists", " Environment and landscape considerations will not be compromised", Facilities and services are accessible from the site", It's scale and

type are appropriate to the nature of the settlement and will respect the character and setting of that settlement". The Council considered the application on the basis of these exceptional conditions and concluded that:

(a) Little Cheverell is neither in or adjacent to a principle settlement or market town so does not meet the criteria.

(b) Facilities are not easily accessible from the site without driving a significant distance, the nearest market town being almost six miles distant. The location is not near the High Street as stated in the planning statement, there is no High Street in the village, indeed the location is rural and sited on a B classified road with no adjacent footway, neither is there a footway between the site and any facilities in any nearby settlement of any size. There is also concern that when heading westbound at the legal limit for this road of 40mph, the driveway/entrance to the property is not visible to motorists until they are 2 seconds from the site which is on the apex of a bend in the road, this leads us to believe the entrance would be unsafe for children. There is no fence or gate between the property and the road to prevent occupants running into the road. There is a sharp slope from the property to the road.

(c) There is no evidence which has been presented to the Parish Council that there is a need existing for such a facility in Little Cheverell.

(d) Residents feel that they would be affected by noise and disturbance, issues with highway safety due to ingress and egress of additional traffic from the property and that the use as a children's home would be unsuitable and incompatible with the existing rural residential setting, especially as the property is semi-detached and not detached as stated in the planning statement. Loss of privacy is also a concern to neighbours as the houses are closely positioned together in this row of dwellings.

In summary the Parish Council is objecting for the following reasons:

No evidenced need for such a facility in Little Cheverell

The site is not in, or adjacent to a principal settlement or market town, as required by Wiltshire Core Strategy CP46

The application does not meet the exceptional circumstances defined in CP46

Concerns over accessibility and safety

Potential noise, disturbance, and privacy issues for nearby residents

Planning Decisions to note

Application Ref PL/2024/09540 - Proposed Works to Trees in a Conservation Area

Address: MEADOW VIEW, LOW ROAD, LITTLE CHEVERELL, DEVIZES, SN10 4JZ **Proposal:** 1 - Judas tree - coppice to clear building. 2 - Wild Cherry tree - prune back one major branch with ancillary pruning. 3 - 2 x Birch trees - fell **Applicant Name:** Mr & Mrs Darrell Reburn **Case Officer:** Sue Morgan **Decision Date:** 25-11-2024 **Decision:** No Objection **Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000A76R7>

Application Ref PL/2024/10441 - Proposed Works to Trees in a Conservation Area

Address: HAWKSEWELL STABLE, LITTLE CHEVERELL, DEVIZES, SN10 4JL **Proposal:** Sweet

Chestnut tree - shorten low overhanging limb by 4m-5m. Prunus and Beech hedging - reduce height to 3m-5m **Applicant Name:** Mrs Rooke **Case Officer:** Sue Morgan **Decision Date:** 31-12-2024 **Decision:** No Objection **Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000AoFvo>

24/110 Bank Accounts. Resolved: Cllrs resolved to move their bank accounts to Unity Trust. Proposed Cllr Phillips, seconded Cllr Thorne, voting unanimous in favour. Clerk to action.

24/111 Village Hall Wifi. Resolved: Cllrs agreed to take out a contract with BT for Fibre Broadband for a one of installation fee of £29.95 plus a monthly fee of £29.95 + VAT with a 24 month contract. Proposed Cllr Phillips, seconded Cllr Thorne, voting unanimous in favour.

24/112 Bramble Clearance. Resolved: Cllrs agreed to the quote of £300 to clear the brambles from around the salt box on Low Road. Proposed Cllr Phillips, seconded Cllr Thorne, voting unanimous in favour.

24/113 Grounds Maintenance. Resolved: Suggestions for grounds maintenance for 2025 were maintaining the sheep wash, keeping the millennium green area clear and to get a quote for reposting the seating area on the millennium green.

24/114 Wiltshire Connect. Resolved: Cllrs Phillips has surveyed demand within the village and received 26 responses. One was negative but 25 would like to see the service extended.

24/115 Parking on Low Road. Resolved: The road is narrowed by the banks encroaching on the road, overgrown hedges etc. Wiltshire Council has not been able to establish a minimum width of Low Road from the records but examination of the title deeds from Little Cheverell House and the Highways Plan shows that there is some doubt over who owns the land. Cllr Phillips will contact Wiltshire Council and ask for a site meeting to discuss what they can do to reinstate the width of the road. Proposed Cllr Phillips, seconded Cllr Thompson, voting unanimous in favour.

24/116 Financial Regulations. Resolved: Cllrs resolved to adopt the new 2024 NALC Model Financial Regulations; the documents were taken as read. Proposed Cllr Phillips, seconded Cllr C Broe, voting unanimous in favour.

24/117 Council Documents. Resolved: Cllrs resolved to adopt the following documents; all documents were taken as read. Proposed Cllr Phillips, seconded Cllr N Broe, voting unanimous in favour.

- i) **Code of Conduct**
- ii) **Procedure for the Co-option of Councillors**
- iii) **Freedom of Information, Publication Scheme**
- iv) **Data Protection**
- v) **Disciplinary & Grievance Policy**
- vi) **Health & Safety Policy**

24/118 Recruitment of a new Clerk. Resolved: The Clerk gave an update on the emails received. No firm applicants yet. Clerk to email a reminder to any interested parties that the closing date for applications is the 22nd January.

24/119 Updates and items outstanding from previous meetings, to include: -

- i) **Village Hall** – Committee meeting on the 14th January 2025. Currently waiting to receive grant for the new heating system.
- ii) **Privet Hedge at the South End of Low Road** – No update.

24/120 Date of the next meeting.

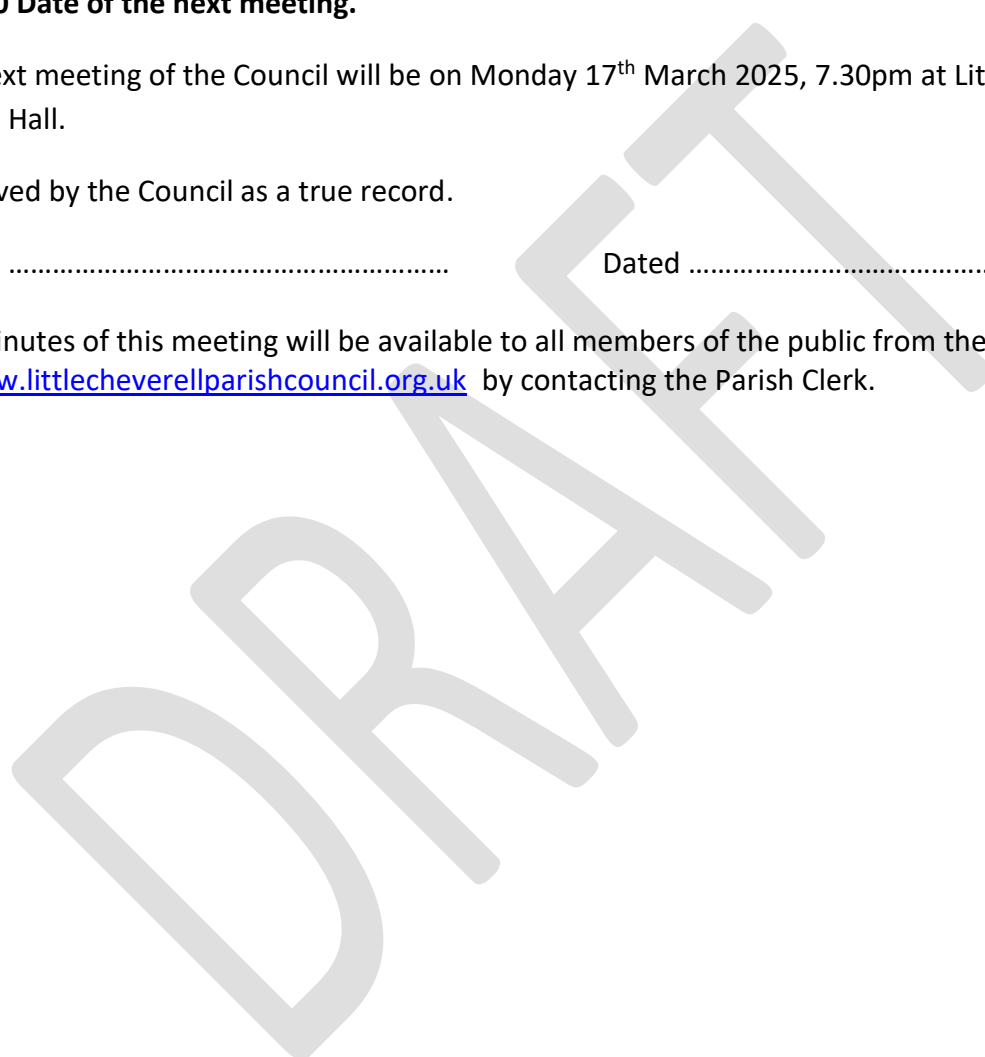
The next meeting of the Council will be on Monday 17th March 2025, 7.30pm at Little Cheverell Village Hall.

Approved by the Council as a true record.

Signed

Dated

The minutes of this meeting will be available to all members of the public from the village website or www.littlecheverellparishcouncil.org.uk by contacting the Parish Clerk.



Appendix A

Chairmans's Report 13th January 2025

Many residents took the time to fill in the Wiltshire Transport plan footpath survey prior to Christmas for which I am very grateful. The willingness to spend time on the survey is a clear indication of the importance of the condition and function of the footpaths in the village. The Parish Council will have a stronger focus on footpaths as a result.

Parish Steward, the scope of work, timings for 2025 for visits and worksheets have been circulated. Please share the information and encourage residents to bring work to the Parish Council's attention in time for requests to be sent.

Highways Improvements; Various issues exist, especially the encroachment of banks, hedges, brambles etc. Residents are strongly encouraged to maintain their hedges and cut them back past the boundary with the Road. Overgrowth has narrowed the road in a number of places and this leads to a poor experience for walkers when cars are passing and is potentially damaging for vehicles too.

DRAFT