

CHUTE PARISH COUNCIL

MINUTES OF MEETING OF November 8th 2018

Present:

Cllr Quirk (Chair)

Cllr Hughes (Vice Chair)

Cllr Haines

Cllr Taylor

Cllr Foxen

Cllr Hannington

Cllr Parr

Mrs C Wall (Clerk &RFO)

Cllr Blair-Pilling (Wiltshire Council)

The meeting was attended by 26 members of the public

1. To Record any Apologies.

Wiltshire Police

2. Declarations of Interest.

Members are reminded that, in accordance with the Council's Code of Conduct, they must declare any personal and/or prejudicial interests and leave the meeting if appropriate.

Cllr Foxen stated that she had contacted Wiltshire Council regarding agenda item 9.1 and she had been advised that she did not have to declare an interest but would abstain from voting.

3. The Cross Keys Inn

David Smith the managing agent for Mr and Mrs Moore from Myddelton and Major updated that his company had been given the brief to market the Cross Keys since 2016 as a public house on a tenancy basis.

His company had received 2044 hits on the website and had received 44 enquires and 10 viewings but had received no concrete offers.

Mr Turner asked if there was a reason why no interest.

Mr Smith replied that there was a combination of factors particularly that it was too remote and at the end of a dead-end road which was a common response. He also added sadly more pubs are closing than opening such as the Plough at Long Parish which had previously enjoyed success as a restaurant, The Black Swan at Monxton was another example.

Mr Turner asked why Mr and Mrs Moore had purchased the pub in the first place.

Mr Moore replied that they live in the Chutes at the weekend and enjoyed going to the Hatchet and thought with a good tenant Cross Keys tenant they could make a go of it.

He added that George Humphries had tried hard to make it work and had been unsuccessful as had Stephen Hill and they have seen the accounts for both companies.

Mr Turner asked if the rent was too high.

Mr Moore responded that they offered 3 months rent free and then 6 months at a low rental then the market rent.

Mr Smith added that if the tenants had no other business, they could claim small business rate relief rather than the £5280 per annum business rates payable.

Mr Moore added that they now believe that the Chutes are not big enough to support two public houses to be successful.

Mr Smith stated that the position of the pub is wonderful as are the walks, but he now sadly thinks that as it is on a road to no-where after two years of marketing nationally he will not succeed in letting it

Mr Smith also added that he had asked for the accounts from the previous tenants but was unsuccessful

Cllr Quirk stated that had had seen the accounts for the previous tenants and they had made a profit but he had been asked not to circulate them.

Mr Bateson added that it was common knowledge that the pub had previously not made a profit.

Cllr Hughes replied that both Upham Inns and Cirrus Inns had looked at the pub and both decided it was not feasible. The Jack Russell had received significant investment to make it a destination pub.

Cllr Parr stated that the Fox at Tangleby was successful as a theme restaurant and on a reasonably busy road.

Mr Turner asked if this had been the plan from day one for the pub to fail so that it could become a residential house.

Mr Moore replied no not at all but that they would now seek planning to make it their family home.

Cllr Quirk advised that it would not be in the interest of the village to make it a Community Asset for a further five years and there was no interest in taking it on by local residents.

After the public discussion, all councillors agreed that the Council would therefore remain neutral on the matter.

It was agreed by the Chair to bring forward Agenda Item 9.1 18/09811/FUL Demolition of Stables Cottage and the erection of two dwellings with access and parking to allow members of the public to speak.

Ms Coulthurst the applicant gave thanks for giving her the opportunity to present her “plan B” as both herself, architect and planning adviser had listened to the objections regarding the change of use from stables to three residence at Lower House Farm and would not go to appeal.

Accordingly, she stated that this scheme is genuine infill creating fewer new homes(one rather than three), this allowing for more garden space and more space for parking and is architecturally more attractive which Stables Cottage is not.

She added that she would like to develop one of the barns nearest the gate which has had planning granted before and she intends to bring forward plans to develop two-thirds of the barn within the stable yard leaving a garage completely outside of the development.

Aaron Smith her agent from Fowler Planning stated that this was a genuine infill for two three bedroomed homes with the necessary two car parking spaces and gardens and would be a similar size to other plots.

Cllr Haines replied that when Stables Cottage was built it had to be on the original footprint of the former Wesleyan Chapel and could only be single story. Cllr Parr agreed.

Cllr Foxen also updated that it could not face the road but the end gable had to face onto the adjacent stables with only the gable end facing the road.

Ms Rudland stated that for development in the village there has to be a need and the overall plot is too small for two houses.

Ms Coulthurst responded that she had three local residents interested in buying the stables houses if this had been approved.

Mr Pead responded that this is not "Plan B" but a fresh and new application.

Cllr Blair-Pilling updated that he is on the planning committee and would not express an opinion but we must clear as to why the stables planning application was turned down as it went into the curtilage of a listed building, and the planning committee will only look at what is in front of them.

If this plan is accepted and the stables come up again, they will be considered again and no financials should come into it.

Cllr Taylor stated that on the application form that there are no trees & hedges. This was clearly not the case as the property is surrounded by hedges & trees.

Cllr Haines stated that he felt that the density on the plot was too intense.

Cllr Parr agreed and that the garden to the side of the existing building is significantly reduced

A vote was taken and it was agreed to object on the basis of four hands against and two to support. The objection being the density of the development.

This was Proposed by Cllr Parr and Seconded by Cllr Hannington

4. General Public- Any Questions

The members of the Public remaining asked to discuss agenda item 13. Chute Cadley Green Trees.

The Clerk explained that Mr Alderson who lived alongside the green had sent out an email to some residents regarding the overgrowth of the trees on the green and he was concerned regarding the size of the non-indigenous Maple blocking out the light and affecting the pond gulleys with its autumn leaf fall. He asked for people's views.

Several replies had been received with varying views one with a recommendation to fell the Maple and plant a native tree such as a Rowan which would be good for wild life.

The Clerk advised that an arborist had looked at the trees and recommended crown lifting and pollarding of the Lime tree which was spreading towards neighbouring houses. Two more reports would be received.

Mr Pead asked why the council did not allow for tree work in the budget and the Clerk explained that we already did.

No further action would take place until the three reports had been received.

5. Minutes of Previous Meeting:

Documented/written/Amended minutes (Cllr Taylor)

To approve and sign, as a correct record, the Minutes of October 4th 2018
Cllr Taylor abstained and refused to sign the minutes as the Clerk on the draft minutes agenda item 10 had incorrectly stated that Cllr Taylor had commented on the footpath being dangerous to children when it was Cllr Foxen

(It is noted that the above had already been amended on the minutes)

6. Matters Arising:

To discuss any matters arising from the Minutes of the meeting on October 4th 2018

No matters arising with the exception of the above. The minutes to be signed at the January Meeting

7. To receive reports from Wiltshire County Councillor and Wiltshire Police

Wiltshire Police did not attend.

Cllr Blair-Pilling (Wiltshire Council) enquired if the drains were now satisfactory.
Cllr Quirk stated that one had still not been emptied by the green in Upper Chute.

Cllr Blair-Pilling stated that following the Electoral Review we would now be part of the North Ludgershall and Rural Area.

8. Finance –

8.1a To accept Liquidity Statement to the end of October 2018

8.2a To discuss and approve the budget and Precept for 2019-20

The Clerk and RFO gave the rationale as to the settling of the proposed budget for the following year which was agreed and the Precept set at £7900

This was Proposed and Approved by Cllr Hughes and Seconded by Cllr Haines

8b. Payments

Payment of domain name 2 years £23.98

Payment to SLCC 11TH Edition of Local Council Administration £108.79
50% £54 to be repaid by Chute Forest Parish Council
Payment to WALC for training (Andrew Hannington) £42.00
Payment to Royal British Legion £30.00

Cllr Taylor requested copies of the Clerks receipts and expenses as were no longer signed.
The Clerk gave all bills and receipts to Cllr Taylor.

The above payments were accepted and Approved by Cllr Hughes and Seconded by Cllr Haines

9.To receive, consider and comment on Planning Applications as received from Wiltshire Council.

9.2 18/09728/TCA Fell 1 Cherry Tree Glebe House Upper Chute

No objection was raised and Approved by Cllr Hannington and Seconded by Cllr Haines

9.3 18/09445/CLE Collis Farm Hookwood Lane Upper Chute

Certificate of lawfulness for continued occupation of dwelling without compliance with the occupancy condition.

Mr Brown a former Parish Council Chairman updated that the current residents of the above lived in Chute Collis Cottage and ran a veterinary practice.

The planning application was to retain Chute Collis Cottage as staff quarters and build an operating theatre etc at the new proposed premises to which the planning department advised against planning permission The PC felt there would be a benefit for employment and raise the village profile. The PC supported this strongly and keep the cottage as a part of the complex. This application was approved by Kennet Council.

Cllr Quirk advised that he built the new premises and no operating theatre was built.

Mr Brown advised that he became aware that horses in the paddocks were removed.

Cllr Hughes advised that in the future as a council we must be more aware to ensure covenants are withheld to prevent a breach of planning in the future.

Due to the timescale it was agreed not to object and Proposed by Cllr Hannington and Seconded by Cllr Haines.

10. Highways Report

The Clerk advised that the potholes identified at the last meeting had been marked out.
Cllr Hughes requested that the 20mph loose chippings sign on Hookwood lane could be removed and commented on the mud at the bottom of Hookwood Lane and suggested that we should write to Biddesden Farms to point it out and register a complaint.

11. Footpaths Report

The Clerk advised that she had received an email from the Land Owner that all footpaths on their land had been cleared which included Limmer Pond and the path from Cockards Farmhouse.

No further reports had been received.

12. King George Field Report

The Clerk updated that Grass Protection Matting had been laid to allow carparking on the field. It is hoped that the grass will quickly grow through this to stabilise it.

Cllr Parr enquired as to the cost to which the Clerk replied £2000. Part Funding for this came from the £1000 grant received from Chute Fete.

Cllr Quirk updated that a team of 8 football managers arrived to help lay this.

New heaters for the pavilion were also waiting to be installed to be more energy efficient.

We were also awaiting a site visit from an outdoor gym company to install outdoor exercise equipment.

14. Speeding in Upper Chute

The Clerk updated that she had put in a request for paperwork from the CAT G board at Wiltshire Council and the cost would be in the region of £7000.

It was agreed that this cost was, unfortunately, very high.

15. Wiltshire New Diversity Policing Strategy

Cllr Hughes stated that we should register our disapproval with the Crime Commissioner.

Cllr Quirk asked when did the police last attend a meeting. (The Clerk to verify)

15. Any other Business

Cllr Hannington advised that he had attended the Councillors Training Course last week which was excellent and he felt he now had the tools to be a Councillor. It was over subscribed and attended by senior Chairman and Councillors from both City, Town and Parish Councils.

The course gave an overview of legal powers to the Clerk and Council duties and that he hoped to attend a planning meeting which will follow. The meeting was relaxed and good value and everyone should attend one.

Cllr Hughes updated that the internet Infrastructure is now in place for properties in Chute Standen to The Forge to have fibre connected.

Cllr Haines stated that he had been Inundated with calls on installing Smart Meters. He decided to go ahead as we are paying already through our bills but as we have no mobile signal this is impossible.

Cllr Hughes reported that, after significant efforts by him and the Clerk, it was now hoped to have a meeting with the responsible person at WCC in relation to gritting on Conholt hill.

16. Dates of 2019 meetings

January 10th

June 6th

February 7th

July 11th

March 7th

September 5th

April 4th

October 10th

May 9th

November 7th

Joint Annual Meeting with Chute Forest May 14th

No further business was raised and the Chair closed the meeting at 21.50

Carolyn Wall
Clerk and Financial Officer