

MINUTES OF THE MEETING OF KINGTON LANGLEY PARISH COUNCIL HELD ON MONDAY 10 JULY 2023 AT THE UNION CHAPEL, MIDDLE COMMON, COMMENCING AT 7.30 PM

Present: Cllr G Trickey (Chair), Cllr. C Armor, Cllr. Lawer, Cllr. Sealy, Cllr Tayler, Cllr Watson, County Cllr H Greenman and Mrs. Sue Hart (Clerk)

Public Participation

Four members of the public attended the meeting.

Unitary Councillor Update – County Cllr Howard Greenman said that the draft Local Plan (to 2028) had just been released. There were 8,000 less homes than previously planned and more affordable housing. There were two exception sites - Christian Malford and Sutton Benger. A number of villages have residual housing still to deliver. Three villages have already met their target. The Northwest of Wiltshire was an attractive place for commuters to move to - this could result in speculative development by developers. The Industrial Park at Junction 17 may result in the requirement for additional houses.

035.23	Apologies for absence: Apologies for absence were received from Cllr. S Pattemore (previous engagement), Cllr L Reynolds (family member sickness). On a proposal from Cllr Trickey, seconded by Cllr. Watson, IT WAS RESOLVED to accept the councillors' apologies.
036.23	Declarations of Interest: In accordance with S31 of the Localism Act 2011 and the Parish Council's adopted Standing Orders – To receive declarations of any pecuniary or non-pecuniary interests in respect of any item contained in this Agenda. Cllr. Armor declared a pecuniary interest in the planning agenda item PL/2023/05055. Spoke but did not vote. Cllr Tayler declared a personal interest in the planning agenda item PL/2023/04855. Spoke - no vote taken.
037.23	Minutes – To approve revised minutes of the Parish Council meeting held on 13 June 2023. On a proposal from Cllr Lawer, seconded by Cllr. Watson, IT WAS RESOLVED to accept the revised minutes as a true record.
038.23	To review granting permission under KLPC Byelaw 3 with Respect to Lower, Middle and Upper Commons, Kington Langley for Kin House to Mow Lower Common Councillors reviewed a request by Kin House to mow the Lower Common area in front of their side of the road as, following the Parish Council contractor's mowing schedule, there were weeks during the month when the area becomes untidy. Their corporate event clients have asked if the approach to the house could be maintained more regularly. Councillors had some concerns about setting precedents, however agreed to a 6-month trial for Kin House to cut the area once between the Parish Council cuts with the intention that the area is not being cut more frequently than every two weeks. They should also cut to the same height as Bawden's rather than reducing the height and, like Bawdens, should not pick up the grass. ACTION: Clerk / Cllr Pattemore to (1) establish the Bawdens cutting height (2) establish the monthly dates that Bawdens plan to visit the village. ACTION: Clerk to write a letter to Kin House outlining the above. On a proposal from Cllr Trickey, seconded by Cllr. Sealy, IT WAS RESOLVED to SUPPORT this request subject to the stated conditions.
039.23	Planning Applications - Clerk New Applications for Consideration: PL/2023/04626 8 Plough Lane – Alterations & extensions to existing dwelling (Deadline for comments: 19 July 23) On a proposal from Cllr Trickey, seconded by Cllr. Lawer, IT WAS RESOLVED to SUPPORT this application. PL/2023/04855 4 Milk Marketing Board Houses, Kington St Michael Road – Lawful development: existing use – Certificate of lawfulness for the formation of access to a dwelling (Decision Deadline:

	11Aug23) Cllr Tayler was asked to give a brief update on the purpose of the lawful development. No vote was required. PL/2023/05016 Kington Farm, Kington St Michael – Replacement Office Building (Deadline for comments: 27Jul23) On a proposal from Cllr Trickey, seconded by Cllr. Lawer, IT WAS RESOLVED to SUPPORT this application. PL/2023/05055 Sedgebrook, Middle Common – Proposed works to trees in a conservation area. (Deadline for comments 20 July 23) Councillors had no objection to this application. For information: PL/2023/04784 Highway Verge, Plough Lane – Proposed works to trees in a conservation area – 2 x Ash trees crown reduction of 2m. (Deadline for comments was 5 July 23 prior to the Parish Council meeting) This had gone through as No Objection. Planning Updates: PL/2023/01979 Kington Langley Village Hall – Proposed external cloakroom adjacent to village Hall. Withdrawn by applicant. The Chair asked Dr Peter Giles, Treasurer, Kington Langley Village Hall, to update councillors on why the application had been withdrawn. Dr Giles stated that re-siting the extension was now under review as a result of a neighbour's concern. Whilst the application had been submitted at the beginning of March it had unfortunately taken a considerable amount of time for Wiltshire Council Planning to provide input. Regrettably the resulting delay had meant missing the deadline for the original intended grant funding which it is anticipated will be available again in 2024. After a final revised position is established, pre-application advice will be sought from the Planning Department prior to resubmitting the application. Wiltshire Council Decisions, Appeals and Enforcement Updates: PL/2022/09784 – St Modwen Park - Variation of Condition 1 of planning consent 18/08446/REM – Amendment to design of Unit to increase height of parapet wall. Decision: Approve with Conditions PL/2023/03671 Highway Verge, Swindon Road Proposed works to trees in conservation area Decision: No objection PL/2023/02092 – St Modwen Park - Variation of Condition 1 of planning consent 18/08446/REM in relation to reprofiling of areas to N & W of Unit 5 & changes to landscaping. Decision: Approve PL/2023/00923 Stocks Cottage, Middle Common - Proposed works to trees in conservation area. Decision: No objection PL/2022/08289 Firs House, Upper Common (Rev 2) Conversion of outbuilding to 2-bed annexe. Decision: Approve with Conditions PL/2022/05246 Agricultural Storage Barns, Kington Farm, Allington Lane - Prior Notification for a proposed Change of Use from agricultural to commercial Decision: Prior Approval not required PL/2023/03029 – The Stables, Limetree Farm - Convert garage to form ancillary accommodation “plot 1” – Withdrawn by applicant
040.23	Matters Arising from 12 June 23 Parish Council meeting 024.23 Planning Updates Notice of Planning Appeal: APP/Y3940/W/23/3315601 Plough Lane Caravan Site, Plough Lane and PL/2023/03029 The Stables, [Lime Tree Farm] Middle Common (Restarted but subsequently withdrawn). The Clerk had resubmitted the Parish Council's objections to both. ITEM CLOSED. 025.23 Matters Arising from 2 May 23 Parish Council meeting 008.23 The Stables at Lime Tree Farm: ACTION: Cllr Greenman agreed to review with Planning Enforcement the unresolved enforcement issues. Carried forward to next meeting. Cllr Greenman updated the meeting later to say that the new Enforcement Officer was Nick McCamphill. 015.23 KClimate Change - Cllr Graham Watson: Surveying the No Mow areas - covered by item on the agenda. 026.23 Chair's Report

	Red Barn Solar Farm Proposal: Cllr Trickey's actions - covered by item on the agenda. Kin House Speed Reduction to 30 mph: Cllr Trickey's actions - covered by item on the agenda. 027.23 Clerk's Report Mobility scooters' footpath access: ACTION: Cllr Trickey to check with Wiltshire Council whether there was a specification for slopes built from a footpath to a road for pushchair and mobility access. Carried forward to next meeting. Kin House request to mow Lower Common: Covered by item on the agenda. 028.23 Parking Outside Langley Fitzurse School ACTION: Thornbury Surfacing retention has been paid. ITEM CLOSED. 030.23 Footpaths & Rights of Way Update ACTION: Clerk to raise with the Wiltshire Council Rights of Way Steward the fact that Japanese Knotweed was back on Byway 34. Actioned with Wiltshire Council and Bawdens has now sprayed the area. ITEM CLOSED. ACTION: Cllr Pattemore to inform Bawdens that the Himalayan Balsam is back opposite the Hit or Miss. Actioned with Bawdens. ITEM CLOSED. 031.23 KClimate Change Actions covered by item on the agenda. 033.23 Correspondence sent / received ACTION: Clerk to follow up with Wiltshire Council and the Housing Association who was responsible for maintaining an overgrown hedge and patch of grass verge near the bottom of Silver Street. Clerk will now also follow this up with the electricity board as the hedge is now a tree and growing through the power cable. Carried forward to next meeting. 034.23 Exchange of information and Any Items for Consideration at Next Meeting ACTION: Clerk to add to the next agenda consideration of options on how to acknowledge Mr Dennis Gill's legacy. Superseded. Further investigation on possible commemorative plaques / stones are now under review by Cllr. Armor. Carried forward to next meeting.
041.23	Chair's Report Red Barn Solar Farm Proposal: Cllr Trickey had contacted Kington St Michael Parish Council regarding a possible community fund resulting from the development. He was suggesting a collaborative approach between Kington St Michael and Kington Langley Parish Councils by establishing a joint group to be responsible for the allocation of the funds. He has had no feedback following their Parish Council meeting. It was not clear from the minutes what had been discussed. With regard to access, Highways were not aware of any Pre-Application discussions and would need to see detailed plans from Eden Renewables, the developers, before they could review proposed access or modifications. Entrance and exit to the site from the A350 would require significant work as the dual carriageway is derestricted at that point. Eden Renewables prefer their current plan of access via the road from the A350 towards Kington St Michael and then turning right at Tor crossroads but is considering the suggestion to make an access from the A350 and will advise if this is going into the planning application. Regrettably there is no ability to include vehicle access for any car parking for the proposed allotments and this land will be provided separately from the Eden Renewables development. A350 crossing for Pedestrians at the Plough: The Atkins Report which has just been delivered has come up with either a £75K or a £92K solution to pedestrian crossing improvements. Cllr Trickey attended the Local Highway and Footway Improvement Group (LHFIG) meeting which agreed that in view of the large amount of money being spent on the A350, Kirsty Rose, Principal Engineer Manager, Wiltshire Council Traffic Engineering Team, would try to identify other funding options or would then prepare a bid for 'substantive funding' from Wiltshire Council. <i>Post Meeting Note: The Atkins Report recommended an immediate cut of the foliage in the area to increase visibility for pedestrians. They would contact the right department to ensure this happens and LHFIG said they would do the same.</i>

	• Kin House Speed Reduction to 30 mph: The request for advice was well received by the LHFIG. A suggestion of an island in the road was made if there was enough road width to allow for it. It was also agreed that a site visit should be made by Kirsty Rose and Cllr. Trickey plus a representative from Kin House.
042.23	Clerk's Report The Clerk reported that permission had been granted for a 'photo shoot' to be held on Middle Common by the Owners' Club of a very limited special edition of the Subaru Impreza GB270 car (only 168 remaining across the world). A copy of the resulting photographs had been sent to councillors.
043.23	Community Speedwatch and Speed Indication Device Updates - Cllr Trickey Community Speedwatch report. Cllr Reynolds had informed the Clerk there was nothing major to report. Middle Common Speed Indication Device Update: Cllr Trickey said that traffic volumes and speeds through the village were back to the average reporting numbers again. He had been informed that there are now a significant number of Speed indication Devices throughout Wiltshire and, whilst not using data for following up speeding offences, Wiltshire Police would be extracting information from the SIDs in order to better decide which locations required more focused policing.
044.23	Footpaths & Rights of Way Update - Cllr Sealy Cllr Sealy reported that a couple of trees had come down on Byway 34 which he had removed. He has also had a discussion with St Modwen's regarding the maintenance of a footpath between the industrial park and his farm boundary. St Modwen's are likely to assist with the maintenance of Byway 34A. A very late update had been received from the Down Gospel Trust regarding a bridleway which comes out onto the A350 and runs between the Gospel Hall and the old Plough Inn. The matter had not formally been brought onto the Parish Council agenda although the Trust were interested in relinquishing ownership and responsibility. However, it was agreed that ownership of the land needed to be clarified. It also appeared that a gas distribution box was positioned across the bridleway which indicated the bridleway path may have been moved at some point. ACTION: Clerk to follow up with the Rights of Way officer whether the bridleway had been moved. ACTION: Cllr Sealy to follow up with the Down Gospel Trust to get a better understanding the land's ownership.
045.23	KLimate Change - Cllr Watson Cllr Watson said that alternatives were still being considered on how to handle cutting the No Mow areas at the end of the summer and dispose of the cuttings. There would be a cost if Bawden removed them. Cllr Tayler said it can take a number of seasons before wildflowers become established, but he thought it was better to be patient rather than sowing seeds to introduce new species into the areas. ACTION: Cllr Watson to continue to follow up. A No Mow walk was planned for the following Saturday for Cllr Watson plus the ecologist who lives in the village and the Clerk to do an inspection of all the areas to spot plants, to ensure there were no problem species getting established and also to check sight lines for traffic. ACTION: Cllr Watson to report back to the next meeting. Cllr Watson has received his first request for use of the Thermal Imaging Camera when the weather gets colder.
046.23	Reduction of Speed Limit on B4069 - Cllr Trickey Prior to the July Parish Council meeting Cllr Trickey had needed to submit a Highways Improvement Request Form regarding speed reduction past Kin House for the Local Highway and Footway Improvement Group (LHFIG) as their meeting would be held before the Parish Council meeting. He had submitted the form to councillors for their review and only minor changes had been suggested.

	On a proposal from Cllr Armor, seconded by Cllr. Sealy, IT WAS RESOLVED to RATIFY the submission._																																			
047.23	Rough Sleeper – Review – Cllr Trickey Cllr Trickey had circulated the draft of a letter that he suggested could be sent to Philip Wilkinson, Police and Crime Commissioner for Wiltshire and Swindon. The letter raised the concern that a precedent could be set for rough sleepers being able to occupy bus shelters across the county. This meant that parishes are left without any way of enabling a bus shelter to be reinstated to its purpose of being an amenity for the local community. The letter asked for the Commissioner’s consideration of a solution to be found that works for both the rough sleeper and the parish. Following discussion, on a proposal from Cllr Tayler, seconded by Cllr. Sealy, IT WAS RESOLVED that the letter should be sent to the Commissioner.																																			
048.23	Finance Report – Clerk Transactions since last report on 12 June 2023: Receipts (to Current Account): <table><tr><td>None</td><td>SSE Wayleave</td><td>£47.63</td></tr></table> Direct Debits made from Current Account: None Transfers from Deposit Account: None Receipts (to Deposit Account): No interest reported at time of meeting. a) To approve the following payments to be made online to: <table><tr><td>10 July 23</td><td>Union Chapel – Donation for use on 10 July 23</td><td>£21.00</td></tr><tr><td>10 July 23</td><td>Bawdens grass cutting – Invoice 28312 (30 Jun 23)</td><td>£1,149.00</td></tr><tr><td>10 July 23</td><td>Graham Trickey – LHFIFG attendance (x2) expenses</td><td>£8.60</td></tr><tr><td>10 July 23</td><td>St Peters Church Annual Grant</td><td>£150.00</td></tr><tr><td>10 July 23</td><td>Union Chapel Christian Fellowship Annual Grant</td><td>£150.00</td></tr><tr><td>10 July 23</td><td>Management Trustees Playing Field Association Annual Grant Part 1</td><td>£500.00</td></tr><tr><td>10 July 23</td><td>Donation to RUHX in lieu of Internal Auditor payment 2022/23</td><td>£125.00</td></tr><tr><td>10 July 23</td><td>Union Chapel – Donation for use on 10 July 23</td><td>£21.00</td></tr></table> Defibrillator Account – There were no payments or receipts. On a proposal by Cllr Lawer, seconded by Cllr Trickey, IT WAS RESOLVED that the online payments be approved. b) To review bank account balances on 9th July 2023 <table><tr><td>Current Account</td><td>£6,171.13</td></tr><tr><td>Deposit account</td><td>£15,691.83</td></tr><tr><td>Total</td><td>£21,862.96</td></tr><tr><td>Defib Account 6150356</td><td>£712.60</td></tr></table>	None	SSE Wayleave	£47.63	10 July 23	Union Chapel – Donation for use on 10 July 23	£21.00	10 July 23	Bawdens grass cutting – Invoice 28312 (30 Jun 23)	£1,149.00	10 July 23	Graham Trickey – LHFIFG attendance (x2) expenses	£8.60	10 July 23	St Peters Church Annual Grant	£150.00	10 July 23	Union Chapel Christian Fellowship Annual Grant	£150.00	10 July 23	Management Trustees Playing Field Association Annual Grant Part 1	£500.00	10 July 23	Donation to RUHX in lieu of Internal Auditor payment 2022/23	£125.00	10 July 23	Union Chapel – Donation for use on 10 July 23	£21.00	Current Account	£6,171.13	Deposit account	£15,691.83	Total	£21,862.96	Defib Account 6150356	£712.60
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049.23	Correspondence sent / received No correspondence had been sent or received.																																			
050.23	Exchange of information and Any Items for Consideration at Next Meeting Cllr Armor said that he was putting an article in the Village Magazine regarding the need to source a large Christmas Tree as the Parish Council's usual supplier, Foxley Nursery, was running out of large																																			

	trees. • Cllr Tayler said that following work by Highways on the A350 there were signs and frames just left lying by the side of the dual carriageway. Cllr. Greenman said that he would e-mail Chris Clarke, Wiltshire Highways. • Cllr Trickey said that vegetation was overgrowing the road on both sides of the bend by St. Peter's Church and needed to be cut back. ACTION: Clerk to check with Highways who is responsible for maintaining both sides of the road. • Cllr Trickey also noted that the Slow sign by the church still hadn't been repainted in spite of the fact some road signs had been painted elsewhere in the village. The MyWiltshire app raising the issue over a year ago had been closed. • ACTION: Clerk to check with Highways.
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NEXT PARISH COUNCIL MEETING DATE – The next meeting of the Parish Council will be held on **Monday 14th August 2023 at 7:30 pm at the Union Chapel** (to be reviewed depending on the need to consider of any planning applications)

MEETING CLOSED AT 21:35 pm