

**MINUTES OF THE MEETING OF KINGTON LANGLEY PARISH COUNCIL
HELD ON MONDAY 13 NOVEMBER 2023 IN THE COMMITTEE ROOM, KINGTON
LANGLEY VILLAGE HALL COMMENCING AT 7:30 PM**

Present: Cllr G Trickey (Chair), Cllr. Armor, Cllr Pattemore, Cllr. Sealy, Cllr Tayler, Cllr Watson, County Councillor Howard Greenman and Mrs. Sue Hart (Clerk)

Public Participation

Attending the meeting were 4 people representing Eden Renewables and 2 representing ARC Consulting, 6 parishioners from Kington St Michael and 5 parishioners from Kington Langley. Eden Renewables gave a brief update on the proposed Solar Farm at Red Barn East of Kington St Michael as the planning application was on the agenda. Speakers from Kington St Michael parish, in which the larger part of the solar farm was being sited, expressed concerns and objections to the application including proximity to their conservation area, access to the site and the number of vehicle movements in the day during the construction period.

Unitary Councillor Update – County Councillor Greenman noted that in order to fulfil the 5 Year Land Supply two sites, one at Warminster and the other at Westbury, had been approved.

088.23	Apologies for absence: Apologies for absence were received from Cllr L Reynolds (bereavement), Cllr. Lawer (family commitment) On a proposal from Cllr Trickey, seconded by Cllr Sealy, IT WAS RESOLVED to accept the councillors' apologies.
089.23	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. PL/2023/08481 – Land at Red Barn, East of Kington St Michael – Cllr Sealy (Pecuniary) Stayed, took part in Public Participation discussion only and did not vote. PL/2023/08633 3 Fairleigh Rise – Replacement Front & Rear Doors - Cllr Trickey (Pecuniary) Stayed, did not take part in discussions and did not vote. Planning item chaired by Cllr Watson.
090.23	Minutes – To approve minutes of the Parish Council meeting held on 9 October 2023. On a proposal from Cllr Armor, seconded by Cllr. Sealy, IT WAS RESOLVED to accept the minutes as a true record.
091.23	Planning Applications – Clerk New Applications for Consideration: PL/2023/08481 – Land at Red Barn, East of Kington St Michael – Development of Solar Farm up to 40MW capacity (Deadline: 27 Nov 23) In view of the complex nature of this application, councillors had been circulated with an analysis of the main points in advance of the meeting. Speakers' views in Public Participation were considered as well as e-mails from Kington St Michael villagers which had been received by councillors prior to the meeting objecting to the application. Councillors' main concerns centred around safe access to the site during the construction phase and the environmental risk should there be a battery fire as well as other more general environmental and ecological points. Two separate reports on the safety of the proposed three site access points during construction, with differing conclusions, had been received which needed detailed assessment by technical experts. More input from Highways was also sought. Councillors agreed these concerns needed to be fully understood and addressed before any application could progress. On a proposal from Cllr Trickey, seconded by Cllr. Watson, IT WAS RESOLVED to OBJECT to this application and submit a detailed report to be approved by councillors to accompany the objection. PL/2023/06925 Kington Langley Garage, Malmesbury Road – Certificate of lawfulness for continued existing use of bungalow (Deadline: 14 Nov 23) It was noted that this application was a formality. PL/2023/07917 – Greathouse [Kin House] Swindon Road – Removal or var. of condition 2 PL/2021/07964

	(Deadline extended to 9 Nov 23) On a proposal from Cllr Sealy, seconded by Cllr. Watson, IT WAS RESOLVED to SUPPORT this application. PL/2023/09116 Firs House, Upper Common - Orangery and minor alterations (Deadline: 30 Nov 23) PL/2023/09357 Firs House, Upper Common - Orangery and minor alterations – Listed Building Consent (Deadline: 30 Nov 23) On a proposal from Cllr Sealy, seconded by Cllr. Trickey, IT WAS RESOLVED to SUPPORT the Planning Application and the Listed Building Consent. PL/2023/09529 Stocks Cottage, Middle Common - Proposed works to trees in conservation area (Deadline: 28 Nov 23) Councillors had no objection to this application. Tree Consent Applications – Information Only: PL/2023/08594 The Glen, Ashes Lane - Proposed works to trees in conservation area Decision: Awaited (Info only – past deadline of 2Nov23) PL/2023/08595 The Barn, Ashes Lane - Proposed works to trees in conservation area Decision: Awaited (Info only – past deadline of 2Nov23) Planning Updates: None Wiltshire Council Decisions, Appeals and Enforcement Updates: Decisions: PL/2023/04855 4 MMB Houses, KSM Road Certificate of lawfulness for formation of access. Decision: Approve 6412 Holly House, Ashes Lane - Proposed works to trees in conservation area Decision: No Objection PL/2023/07481 Mole End, Parkers Lane - Proposed works to trees in conservation area Decision: No Objection New Applications for Consideration - Continued (Chaired by Cllr Watson): PL/2023/08633 3 Fairleigh Rise – Replacement Front & Rear Doors (Deadline: 15 Nov 23) On a proposal from Cllr Sealy, seconded by Cllr. Tayler, IT WAS RESOLVED to SUPPORT this application.
092.23	Chair's Report - Cllr Reynolds had contacted the Parish Clerk to inform the Parish Council that her husband, Geoff Reynolds, had sadly passed away on Wednesday 8 November. The Chair had sent a condolences card on behalf of the Parish Council. All Councillors expressed their deep condolences on Cllr Reynolds' loss. There was no further information on flowers or funeral arrangements and Councillors agreed in principle to the Parish Council contributing to either flowers or a donation. - Kin House Traffic Survey Update - Cllr Trickey noted that it seemed that in order to justify intervention, Highways require the 85-percentile speed to exceed 46 mph and the survey shows a 42.1 mph northbound as the highest reading. This also meant that the fact that over 25% of northbound traffic was exceeding the posted speed limit of 40 mph is deemed to be acceptable by Highways. He hoped that the expected Kin House planning application would further support the need for a speed limit reduction when they submitted their planning application for a coffee shop / store.
093.23	Clerk's Report and Matters Arising from 9 October 23 Parish Council meeting. 025.23 Matters Arising from 2 May 23 Parish Council meeting - 008.23 The Stables at Lime Tree Farm - Unresolved enforcement issues. ACTION: Clerk to write to Planning Enforcement. FOLLOW-UP: In consultation with Cllrs Trickey and Lawer a letter had been sent to Enforcement. A reply had been received from Nick McCamphill who is the new planning enforcement officer for this area saying that matters with both owners and prospective purchaser were being progressed. He noted that the structures were indeed operational development "requiring and not benefiting from planning permission". Whilst they have a number of years before gaining immunity from planning action a new planning application would need to be submitted that addressed the matters highlighted in PL/2022/00863. He said there was no planning enforcement action at this stage. ITEM CLOSED. 033.23 Correspondence sent / received Overgrown hedge and patch of grass verge near the bottom of Silver Street. FOLLOW-UP: The Clerk had been in touch with the electricity board (SEN) who have agreed

	to do the work if the Parish Council sign a consent form. This may need a resolution from the Parish Council in due course. The Clerk has also written to Highways regarding the highways verge as the rest of the tree will need cutting back too. This has now been added to the Highways schedule, but they do have a long queue. ACTION: Clerk to monitor. 072.23 Exchange of information and Any Items for Consideration at Next Meeting. The village pond was starting to look very overgrown. FOLLOW-UP: Cllr Tayler still needed more help to carry on with any work but he had received waders kindly donated by a villager. ACTION: The Clerk to write a letter of thanks. 077.23 Chair's Report - A350 Bus Stop - Rough Sleeper ACTION: Clerk to investigate the history of the bus shelter and who paid for and erected it given Wiltshire Council say they don't own it. FOLLOW-UP: The Clerk has not had any success in establishing who owns the bus shelter. It may be necessary to get back to the Wiltshire Police and Crime Commissioner explaining that one eviction has already been actioned but that the rough sleeper is now back. ACTION: Clerk to monitor and follow up with the PCC. 080.23 Footpaths & Rights of Way Update - Cllr Sealy KLAN11, KLAN12 and KLAN13 (footpaths near Kin House) were reported by a walker as very neglected and as they have no signposts are hard to find. FOLLOW-UP: As the weather has been so unfavourable, Cllr Sealy still has to follow this up. ACTION: Cllr Sealy - to be carried forward to Footpaths & Rights of Way agenda item at next meeting. 081.23 KClimate Change - Cllr Trickey (in Cllr Watson's absence) Cllr Watson circulated a draft an article to councillors for the Village Mag about experiences of the first year of reduced mowing. ITEM CLOSED. 082.23 Dennis Gill's Legacy - Cllr Trickey (in Cllr Armor's absence) Covered by item on the agenda. ITEM CLOSED. 084.23 Parish Council Meetings - Review of Meeting Dates for 2024 Confirmed. Tony Shepherd has also confirmed the Union Chapel for the Annual Parish Meeting . ITEM CLOSED. 085.23 Correspondence sent / received. Tree on the south side of Plough Lane near Moors Close of concern as it could be starting to fall towards the road. ACTION: Clerk to inform Highways. FOLLOW-UP: The Clerk had e-mailed Highways, but the tree had already fallen down before any preventative action had been taken. ITEM CLOSED. 087.23 Exchange of information and Any Items for Consideration at Next Meeting Could a different format for the Annual Parish Meeting be considered in order to encourage more villagers to come along. FOLLOW-UP: The Clerk reported that there are no mandatory formats for an Annual Parish Meeting other than that it should be Chaired by the Chair of the Parish Council and must be held between 1 March and 1 June. Cllr Greenman commented that several neighbouring parishes held cheese and wine APMs or had stands about activities in the village so this could be explored in more detail before finalising a format and agenda (which is done in February 2024) Cllr Sealy volunteered to coordinate ideas. ACTION: Cllr Sealy to follow up (for next agenda)
094.23	Community Speedwatch and Speed Indication Device Updates - Cllr Trickey Community Speedwatch report. There was no Community Speedwatch Report for October. Middle Common Speed Indication Device Update: There were no significant speeding events to report for October.
095.23	Footpaths & Rights of Way Update - Cllr Sealy It had been too wet for any work to be carried out on the byways.

096.23	KLimate Change - Cllr Watson Cllr Watson said that via contact with the Wilts & Berks Canal Trust he had established that a tractor and trailer could be made available, and the owner would be prepared to collect the No Mow cuttings at a cost of £125/day. He queried whether an extra cut would be necessary in February. Discussion was held on how best to draw the areas to villagers' notice without creating an obstruction on the areas themselves. Cllr Watson proposed that the No Mow area on Upper Common be widened with a path through the middle.
097.23	Dennis Gill's Legacy - Cllr Trickey A commemorative stone had turned out to be expensive - engraved finger posts at either end of Byway 34A or a commemorative bench on the byway had been suggested as alternatives. Cllr Trickey had circulated to councillors a possible design of a finger post and councillors agreed this would be the best option. Cllrs Trickey and Armor would suggest a words to go on the post. On a proposal from Cllr Sealy, seconded by Cllr. Pattemore, IT WAS RESOLVED to order a signpost at a quoted cost of £175 plus VAT. ACTION: Cllr Trickey and Armor to follow up the order and suitable signage.
098.23	Re-allocation of Responsibilities for Clerk and Responsible Financial Officer - Cllr Trickey The Clerk had advised the Chair that she was no longer able to commit to the full 10 hours a week required to carry out the dual roles of Clerk and Responsible Financial Officer. The Chair suggested that the two roles are split and had been in discussion with the current internal auditor, Dr Peter Giles, regarding whether he would be prepared to take over the RFO part of the role. A detailed paper had been sent to councillors setting out the proposed solution for this to be implemented. On a proposal from Cllr Armor, seconded by Cllr. Trickey, IT WAS RESOLVED that the Parish Council agrees with the proposal of the Chair to split the current combined roles of Clerk and Responsible Financial Officer into two separate roles held by two different people, and that Sue Hart is confirmed as the Parish Clerk on the basis of up to 6 hours work per week and Peter Giles is confirmed as the Responsible Financial Officer on the basis of up to 4 hours work per week, effective as of December 1st 2023. ACTION: Cllr Trickey to write to Dr Peter Giles confirming the appointment. On a proposal from Cllr Pattemore, seconded by Cllr. Armor, IT WAS RESOLVED that the Parish Council agrees with the request from Peter Giles as Responsible Financial Officer that the remuneration due to him in this position be made in the form of a charitable donation. On a proposal from Cllr Armor, seconded by Cllr. Sealy, IT WAS RESOLVED to action enabling the Responsible Financial Officer having access to the Parish Council bank accounts.
099.23	Appointment of Internal Auditor - Cllr Trickey It was noted that in light of the appointment of the previous Internal Auditor as Responsible Financial Office, Dr Peter Giles had formally resigned as Internal Auditor. The Chair had been in discussion with Mr Chris Timbrell, previously a Kington Langley Parish Councillor, regarding taking over the role of internal auditor. Mr Chris Timbrell had indicated his willingness to do so. On a proposal from Cllr Taylor, seconded by Cllr. Trickey, IT WAS RESOLVED that the Parish Council was pleased to confirm Mr Chris Timbrell as Internal Auditor to the Parish Council. ACTION: Cllr Trickey to write to Mr Chris Timbrell confirming the appointment.
100.23	KLPC Purchase of Laptop Computer Further to the purchase of a laptop for the clerk's use for Parish Council business being ear-marked in the 2023/24 budget, the Clerk had researched possible laptop alternatives and had circulated to councillors an outline draft proposal. On a proposal by Cllr Taylor, seconded by Cllr Trickey, IT WAS RESOLVED that a 2022 Apple MacBook Air 13.6" M2 be approved to be purchased up to a limit of £1,100 including VAT.
101.23	Finance Report - Clerk

	(a) Transactions since last report on 9 October 2023:		
	Receipts (to Deposit Account)		
	27 Oct 23	HMRC VAT Refund 1 st half 2023/24	£1,797.65
	Direct Debits made from Current Account:		
	31 Oct 23	PWLB School Parking Loan – Part 2	£1,521.76
	Transfers from Deposit Account: None		
	Receipts (to Deposit Account):		
	9 Oct 23	October interest	£11.72
	9 Nov 23	November interest	£14.96
	(b) To approve the following payments:		
13 Nov 23	001989	Royal British Legion – Poppy Wreath	£20.00
13 Nov 23	Mgmt Trustees Playing Fields Assoc – Grant Part 2		£500.00
13 Nov 23	Bawden grass cutting – Invoice 28791 (30 Oct 23)		£1,149.00
13 Nov 23	Cllr. Trickey for Land Registry Title Register searches		£6.00
Defibrillator Account – There were no payments or receipts.			
(c) To review bank account balances on 12th November 2023			
Current Account 0218248		£10,390.26	
Deposit account No. 7020575		£14,553.12	
Total		£24,943.38	
Defib Account 6150356		£712.60	
On a proposal by Cllr Trickey, seconded by Cllr Armor, IT WAS RESOLVED that the online payments and Financial Report be approved.			
102.23	Ratification of Finalised 2024 Parish Council Meeting Dates		
	The Clerk confirmed that the following dates had been booked for 2024 in the Committee Room of the Village Hall with the exception of the Annual Parish Meeting which will be held at the Union Chapel.		
	All meetings start at 7:30 pm:		
	Monday 8 January		
	Monday 12 February		
	Monday 11 March		
	Monday 8 April		
	Tuesday 7 May (Annual Meeting of the Parish Council (AGM))		
	Tuesday 21 May (Annual Parish Meeting)		
	Monday 10 June		
	Monday 8 July		
	Monday 12 August		
	Monday 9 September		
	Monday 7 October		
	Monday 11 November		
	Monday 9 December		
103.23	Correspondence sent / received		
	Received:		
	• An e-mail from a villager concerned about damage to a village green by Upton Tree Services parking		

	on the green opposite the old Plough Inn whilst working on overnight tree-felling on A350. The Clerk managed to speak to the Upton contractor but it transpired that Wiltshire Council had said they could store equipment on the green which is designated as Maintainable Highway therefore the Parish Council is not in a position to determine what is stored there. An e-mail had been sent to County Councillor Greenman (including photographs of the damage) appraising him of the situation given that it has now resulted, as anticipated, in a very large area devoid of grass. • An e-mail from a villager asking Wiltshire Council to follow up a permanent solution to the persistent flooding between the double bends near Kin House and the Draycot straight. The Clerk sent a confirmation e-mail to Wiltshire Council confirming this was an ongoing issue that needed resolution. County Councillor Greenman pointed out that participation in the Operational Flood Working Group North might well help to draw attention to and prioritise flood-related problems in the village. ACTION: Clerk to follow up. • An e-mail from a villager asking for Highways to be contacted regarding the state of Days Lane near Lipgate plus storage of a trailer and tyres on the green. Highways have confirmed that they have been in touch with the farmer explaining the need to keep the lane clear. The trailer and tyres have since been removed and the location is being inspected daily though there is no safety issue reported by Highways at present. The latest update from Highways was that the farmer says the cattle will be moved in for winter by the end of the week. • An e-mail from a villager regarding the persistent flooding by the former Plough Inn along the road towards Kington St Michael likely caused by blocked gullies (pictures were included). The Clerk sent an e-mail to Highways to add this to their list and had a response to say the issue is probably a blocked 'rat hole' and they would clear it when they were next in that area. • An e-mail from a villager reporting a flooding issue at Moors Close and having followed up with both Wessex Water and Highways have been told to get in touch with the Parish Council to request the gully to be cleaned. The e-mail had only just been received so the clerk was currently following up with Cllr Pattemore how this is best progressed. ACTION: Clerk / Cllr Pattemore.
104.23	Exchange of information and Any Items for Consideration at Next Meeting Cllr Armor said that Hither Green on the Limetree Farm Stables development had flooded. This had been due to the need to dig down due to headspace but there was nowhere to pump the water and it appeared a drain had collapsed.

NOTE: NEXT PARISH COUNCIL MEETING DATE

The next meeting of the Parish Council will be held on **Monday 11th December 2023 at 7:30 pm in the Committee Room at Kington Langley Village Hall, Church Road**

MEETING CLOSED AT 22:06 pm