DRAFT MINUTES OF THE KINGTON LANGLEY PARISH COUNCIL MEETING HELD ON MONDAY 12th OCTOBER 2026 IN THE COMMITTEE ROOM, KINGTON LANGLEY VILLAGE HALL

Present: Cllr Armor, Cllr Burgess, Cllr Cunningham, Cllr Pattemore, Cllr Sealy, Cllr Watson, Cllr White, Mrs. Sue Hart (Clerk), Peter Giles (RFO) and Wiltshire Councillor Greenman

Public Participation: There were seven members of the public.
Villagers had attended in order to express their views regarding the planning application for Permission in Principle for erection of up to 2 dwellings on land at Lime Tree Stables. A villager spoke on the other villagers' behalf – basic concerns included the fact that neighbours had not been consulted and no site notices had been displayed. There were various errors in the documents including location plans pointing to the wrong place and 2023 photographs used which don't show new properties including the narrowed tracks. A point was made that new house owners are unable to object because they had restrictive covenants placed on them at purchase.

A villager asked whether the Parish Council would support approaching the agents for the Hit or Miss Pub regarding making the toilet block into a domestic dwelling in order to arrest the deteriorating condition of the site. He thought that after a decade it was probably accepted that it may never be economically viable that the public house be reinstated and any change would enhance the value of the site.

Report from Unitary Councillor
Wiltshire Councillor Greenman said that due to the changed planning rules, applications can no longer be called into committee (although two major planning applications had just come into committee before the deadline date. The issue remained regarding the 10% rule if the Planning Inspector supported on appeal an application which had been refused by Wiltshire Council. It was therefore unwise to go against officers' recommendation for the rest of the year otherwise the Council could go over 10% before end March.
He reminded councillors that the next Community Parish Forum would be held at the North Wraxall Village Hall on Tuesday 24th November.

091.26	**Apologies for absence** Apologies for absence were received from Cllr Lawer and Cllr Tayler (holiday). On a proposal from Cllr Sealy and carried unanimously, **IT WAS RESOLVED** to approve the councillor's apologies for absence. In Cllr Lawer's absence, it was agreed that Vice-Chair Cllr Watson would chair the meeting. Cllr Watson welcomed new councillors Claire Cunningham and Joe White to the meeting.
092.26	**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 Cunningham declared a disclosable pecuniary interest in Planning Application PL/2026/05918, stayed in the room during the agenda item but did not speak or vote.
093.26	**Minutes – To approve minutes of the Parish Council meeting held on 14th September 2026** Draft minutes of the 14th September Parish Council meeting had been circulated to councillors. A rewrite of a sentence in Minute 075.26 had been proposed by Cllr Lawer which now says "The developer has liaised with Highways and applied for an order regarding access. Highways will monitor the entrance and footpath for compliance with regulations." A revision was proposed by Cllr Watson to Minute 086.26 as he had not at that stage started trialling ChatGPT. On a proposal from Cllr Pattemore carried unanimously, **IT WAS RESOLVED** to accept the revised minutes of the 14th September meeting as a true record, and they were signed by the Chair. Draft minutes of the Extraordinary Parish Council meeting on 6th October had also been circulated to councillors.

	On a proposal from Cllr Burgess and carried unanimously, **IT WAS RESOLVED** to accept the minutes of the Extraordinary meeting on 6th October as a true record, and they were signed by the Chair.
094.26	**Planning Applications – Clerk** **New Applications for Consideration:** **PL/2026/05904 Garden House, Langley Gate** – Change of use of part of Garden House from office/commercial to hotel use (3 additional guest bedrooms) + erection of timber storage outbuilding / replacement of existing glasshouse building (Deadline for Comments: 29Oct26). On a proposal from Cllr Armor and carried unanimously, **IT WAS RESOLVED to SUPPORT** this application. **PL/2026/05918 Land at Lime Tree Stables** – Permission in Principle for proposed erection of up to 2 dwellings (Deadline for Comments: 23Oct26) **Note:** Amended plans were received on 14th October extending the deadline for comments. On a proposal from Cllr Armor and carried unanimously, **IT WAS RESOLVED to OBJECT** to this application. Councillors queried whether it was a valid application because of inaccuracies and whether it was on previously developed land. Main issues included building in open countryside, drainage and the narrow track preventing access by emergency vehicles. **Planning Updates:** **PL/2026/02990 – Inspectorate Reference 6012336 – Appeal to the Planning Inspectorate:** Land South of Plough Lane Permission in Principle for Erection of up to 8 dwellings (Planning Inspectorate Deadline: 21 October 26) On a proposal from Cllr Sealy and carried unanimously, **IT WAS RESOLVED** that the Parish Council continued to Object to this application. **Enforcement update: New build at Old Chapel Field - ENF/2025/01003 Old Chapel Field, Plough Lane** Access to the road across the millennium footpath has not yet been resolved. Highways have visited the site and assessed the works that have been done to date. The applicant is understood to be in discussion with Planning regarding how approval can be considered given permission is currently not granted for vehicle access. **Wiltshire Council Decisions:** **PL/2026/05490 Upper Leaze House, Parkers Lane -** Notification of proposed works to trees in a conservation area (Wiltshire Council Decision: No objection)
095.26	**Outcome of the FY26-27 Local Government Pay Review – RFO** The RFO advised that the Local Government Association 2026-27 pay review had been concluded in August and the outcome was a 3.3% increase in salaries backdated to 1st April 2026. This had been implemented from the October salary payment including back pay. When drawing up the 2026-27 Financial Year budget an allowance had been made for a 3.5% settlement which meant that there was now a slight reduction in the revised budget earmarked for the second half of the year.
096.26	**Finance – Report Distributed to Councillors – RFO** **a) <u>To note transactions since the report dated 13 September 26.</u>** **Receipts to Current Account:**

28 Sep	Precept Pt 2	£13,985.00

Receipts to Deposit Account:

9 Oct	Interest	£10.38

Payments from Current Account:

15 Sep	D/D Lloyds Bank service fee	£4.25
19 Sep	TACAS LLP Grass Cutting Contract Invoice SI-48 - 5th cut	£1,128.00
19 Sep	Clerk – reimburse gift for Cllr Harrison-Jones	£25.00
19 Sep	WALC 1358 - training	£90.00

Transfers Between Accounts:

19 Sep	Deposit (07020575) to Current (0218248)	£1,000.00
10 Oct	Current (0218248) to Deposit (07020575)	£9,900.00

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b) To approve future payments.

To approve the following payments to be made online:

Online	TACAS LLP Grass Cutting Contract Invoice SI-48 - 6th cut	£1,128.00
Online	Black Nova – Domain Renewal	£48.00
Online	KLVH – Hall hire Jul – Sep 26	£21.96
Online	KLVH – CIO annual grant Part 2	£750.00

c) **To approve the October Financial Report** (**For resolution**).

10 Oct	KLPC Treasurers Account (Current)	£4,230.41
10 Oct	KLPC Commercial Instant Access Account (Deposit)	£34,789.61
	Net balances as at 10 Oct 26	**£39,020.02**

On a proposal by Cllr Armor and carried unanimously, **IT WAS RESOLVED TO APPROVE** the October 26/27 Finance Report including the staff salary and PAYE and other payments detailed therein.

d) To agree the Half Year Budget (For Resolution)

The RFO had distributed a draft in advance of the meeting. Following discussion, on a proposal by Cllr Armor and carried unanimously**, IT WAS RESOLVED TO ADOPT** the 2nd quarter budget update.

Discussion was held regarding whether any legal advice that was required because of solicitors' involvement in the Lower Common wall encroachment would be covered by the Parish Council's insurance policy. The RFO advised that a claim could be supported if the insurer estimated a 51% or better likelihood of success. There were two separate issues, the first being the Parish Council's claim that a wall is being built on a Registered Common, and the second being the resident's claim for the cost of rebuilding the wall (asserting that a rebuild was necessary as a result of neglect by the Parish Council in not maintaining drains).
ACTION: The RFO would check on the insurer's excess.

097.26 **Chair's Report**

The Vice-Chair had no report In the Chair's absence, apart from noting that an update would be placed in the Village Magazine regarding the thermal camera.

098.26 **Clerk's Report and Matters Arising from previous meetings**

- The Clerk said she had received a letter from solicitors regarding the Lower Common wall being built on a Registered Common too late to go onto the October PC meeting agenda. (Also see Minute 096.26 above)
  ACTION: Clerk to add to November Parish Council meeting agenda.
- The owners of Sundial Cottage have significantly extended the gravelled area outside their property, including planting a boundary hedge, following the felling of a dead tree in the summer. Councillors questioned whether, when the dead tree had been felled, another tree should have been planted to replace like for like. As the changes had also been carried out in a Conservation Area, County Councillor Greenman advised that the Parish Council should not ignore this and cited an example in Kington St Michael where a landowner had been required to remove works carried out on common land.
  ACTION: Clerk to check with owners what permission had been granted and to follow up depending on the outcome.
- Cllr Lawer will be unable to attend next Chippenham Community Area Parish Forum on Tuesday 24 November 26 and asked if anyone would be able to attend in his place. Cllr Burgess volunteered.
- A villager had sent an e-mail to the Clerk regarding the UK Ready Together Initiative and asking if the Parish Council would manage a project to set up a Community Emergency / Resilience Group. For further action to be taken this would need to be an agenda item for resolution. In the meantime, the Clerk was asked to contact the villager suggesting they put a request for support in the Village Magazine.
  ACTION: Clerk to follow up with the villager.

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099.26	**Christmas Tree and Lighting for 2026** Councillors considered the way in which the Christmas tree and lighting should be managed this year. The previous school caretaker had said 12 volt solar lights would be a good investment rather than trailing cables from a power source. It was estimated that a one-off cost of about £200 would need to be made for solar / battery powered Christmas lights. In addition, a Christmas tree from Langley Nursery would cost about £200 unless a tree was donated. It was suggested that a permanent tree would be more ecologically friendly. This year's site still needs to be agreed. In previous years there had been an understanding that the tree would be re-sited each year between the three locations of Langley Fitzurse School, St Peters Church tump and in front of the Union Chapel making a permanently planted tree more difficult. **ACTION:** Cllr Armor to put together an estimate of costs. **ACTION:** Cllr Armor and Cllr White to manage the erection of the tree. **ACTION:** Cllr Armor / Clerk to establish which site will be used this year. No resolution was passed.
100.26	**Proposed Dates for 2027 Parish Council meetings** Proposed dates had been circulated to councillors. On a proposal from Cllr Watson and carried unanimously, **IT WAS RESOLVED** that the following dates be agreed: Monday 11 January Monday 8 February Monday 8 March Monday 12 April Monday 10 May - Annual Meeting of the Parish Council Tuesday 18 May - Annual Parish Meeting (provisional) Tuesday 15 June *(NOTE CHANGE OF DAY)* Monday 12 July Monday 9 August (Summer meeting) Monday 13 September Monday 11 October Monday 8 November Monday 13 December Councillors were asked to add the dates to their diary.
101.26	**Highways / Parish Steward/ Grass Cutting Contract update** Cllr Pattemore said the parish steward had visited that day. She had asked him to fill holes in the millennium footpath and apply weed killer on Church corner. The steward had submitted a ticket to get the holes in Church Road filled. There were still two salt bins by the A350 traffic lights. **ACTION:** Clerk to find somewhere else to put one of the salt bins. The grass cutting contract requires the contractors to cut back vegetation on Byway 34 from Silver Street to Spinners Welle once a year in early July and to spray herbicide and cut back nettles and weeds along both the millennium footpath and the school footpath to the playing field. **ACTION:** Cllr Pattemore to clarify with the contractor.
102.26	**Forest School and Use of Middle Common** Cllr Armor had received no feedback from the Village News article regarding the Forest School dead hedge implementation. On a proposal by Cllr Burgess and carried unanimously, **IT WAS RESOLVED** to confirm with Langley Fitzurse School that they would be able to erect a dead hedge for their Forest School on the edge of Middle Common in front of the school boundary. **ACTION:** Cllr Armor / Clerk to document an agreement with the Head setting down the conditions under which this agreement is being made.
103.26	**Community Speedwatch / SID Updates** **Community Speedwatch:** 7 sessions were held this month for a total of 3 hr 50 mins. 863 vehicles were recorded, out of which 41 were travelling at 36+ and 10 were travelling at 40+ including 1 at 50 mph.

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	SID (AI summary): The most significant trends were that traffic volume had increased to an average of 2,147 vehicles/day, the highest daily traffic rate of any complete month from January through September 2026. Speeds eased from the August peak but remain elevated. Faster driving above 30–35 mph had fallen back from August. The proportion above 30 mph declined from 13.35% to 11.14%, and above 35 mph from 2.63% to 2.28%. Both are nevertheless still appreciably above the first half of 2026 baseline. There were 18 detections above 50 mph, versus 20 in August. One September record stands out sharply: 86 mph incoming between 10:30 and 10:59 on 19 September. Outgoing traffic remains faster than incoming traffic. September averages were 25.77 mph incoming and 26.38 mph outgoing.
104.26	**Footpaths & Rights of Way (including Byway 34) Cllr Sealy** Cllr Sealy updated councillors on the very successful renovation that had been done to Bridleway 34A. It was agreed that a letter of thanks should be sent to Indurent / Jamie Payne who had consulted well on the works. **ACTION:** Clerk to send letter. The Clerk said that a resident at Nursery Cottages had raised an issue regarding the maintenance of KLAN19 which they had tried to use as an alternative to walking in the road along the Draycot Straight to get to the village. However, they were unable to use this Right of Way as it was overgrown with nettles and brambles at access points and there were often crops across the route. **ACTION:** Cllr Sealy to follow up with the farmers.
105.26	**Correspondence sent / received – Clerk** **Received:** • Letter from Bevirs Solicitors regarding Lower Common Wall encroachment (See Minutes 096.26 and 098.26 above) • E-mail from villager saying they had been attacked by a swarm of wasps when walking along the pavement by the new builds at Upper Common as the swarm had flown out of the flowering tree ivy which covers the stone wall by the narrow area of pavement. Cllr Armor said that this was likely to be a very short-term issue, probably by bees, caused by the fact that the ivy was one of the latest plants still in flower. • E-mail from villager regarding the Ready Together UK initiative (see Minute 098.26 above)
106.26	**Exchange of information and Any Items for Consideration at Next Meeting** Cllr Lawer would be asked if he would be available to do the wreath laying at St Peter's Church on Remembrance Sunday. **ACTION:** Cllr Lawer to confirm. Cllr Sealy will draft the Bridleway 34A article for the Village Magazine. **ACTION:** Cllr Sealy to provide draft to the Clerk.

The next meeting of the Parish Council will be held on **Monday 9th November 2026 at 7:30 pm in the Committee Room at Kington Langley Village Hall, Church Road.**

MEETING CLOSED AT 21:33.

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