

CHEVERELL MAGNA PARISH COUNCIL

MINUTES OF THE MEETING OF CHEVERELL MAGNA PARISH COUNCIL HELD ON Monday 10th February 2020 AT THE PAVILION, WITCHCOMBE CLOSE, GREAT CHEVERELL

Minute No.	Item	Action
143/19	<p>Councillors in Attendance R. Hayward, K. Porter, P. Cadwgan, S. Pearce</p> <p>Cllr. R. Gamble, Wiltshire Council</p>	
144/19	<p>Public in Attendance: 2</p>	
145/19	<p>Apologies for Absence: Cllr. A. Alexander Cllr. N Bland Cllr. B Morillo-Hall Mr T Knight, Erlestoke Prison</p>	
146/19	<p>Open Forum</p> <p>A parishioner advised of their concerns regarding ‘overage’ legal provision that the Parish Council had required on some dwellings in Witchcombe Close in Great Cheverell. Concern was voiced that this provision appeared to be a strong deterrent to those who wanted to purchase property in the Close. Financial institutions appeared loathe to be prepared to lend monies where such a provision was imposed. The Parishioner asked whether the Council could remove this provision. Cllr. Hayward and the Clerk explained that this provision had been in place for a number of years and had been put in place to ensure that the Parish Council retained a legal interest in any ‘enhanced’ sale of properties and land. The Council was the custodian of such rights on behalf of the people of the Parish and, should any enhanced sums be realised, the Council would be entitled to collect a proportion of these on behalf of the Parish for the benefit of those living within the Parish. As such, the Council was not in a position to simply remove such a provision. The Clerk asked whether the parishioners’ own solicitor had brought this up as a caution for the Parishioner when this property was bought by themselves. The parishioner said not; at that time, there appeared to be no concerns by financial lending institutions. A second Parishioner also expressed similar concerns and said that this provision may cause sales of the dwellings in that Close to become extremely difficult, and maybe impossible, unless there was some movement to ease the provisions. Council repeated that it was not able to remove such a provision but, should the Parishioners’ solicitor require some clarification as to Councils intentions, then the solicitor could write to the Clerk who would seek further legal advice on the matter.</p> <p>On another matter; a Parishioner asked whether the Council was able to influence the farmer behind Witchcombe Close to maintain the land as it had become filled with thistles. These cause a problem as the seeds then blew into gardens and public spaces which caused a hazard. Council advised that it was likely to be the Environment Agency who dealt with such matters.</p>	Clerk
147/19	<p>Disclosures of Interest None</p>	

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	<p>4. Neighbourhood Plan - The discussion of this item was deferred to the next meeting due to the unforeseen and unavoidable absence of Cllr. Alexander who was to lead the discussion.</p> <p>5. Pavilion Hearing Loop: Council unanimously approved the payment of a £500 Grant to the Pavilion Trust towards the provision of a Hearing Loop for the Pavilion building.</p> <p>6. Working Party: Data Protection (WP:DP) - Cllr. Cadwgan and the Clerk updated the Council on the progress of the WP:DP of completing a number of Data Protection Impact Assessments (DPIA). Progress was slow but steady and a great deal of ground had been (and was still to be) covered. Council noted this information.</p> <p>7. Great British Spring Clean - The discussion of this item was deferred to the next meeting due to the unforeseen and unavoidable absence of Cllr. Bland who was to lead the discussion.</p>	<p>Cllr. Alexander</p> <p>Clerk</p> <p>Cllrs. Bland and Cadwgan, Clerk</p> <p>Cllr. Bland</p>
152/19	<p>Finance:</p> <p>1 Council noted the current balances, and projected outturns for 2019/20.</p> <p>2 The following payments were approved:</p> <p>a) Clerk's Salary (February 2020)</p> <p>b) £28.00 Ringstones Media</p> <p>c) £500.00 the Pavilion Trust (Charitable Grant)</p> <p>(First item, payment is made by cheque; other items are by due invoice)</p> <p>3. Variances to the 2019/20 approved budgets were noted by Council. Council noted that a current overspend was projected and was agreed unanimously as a matter that had been expected.</p> <p>The Clerk advised Council that the 'reserves' were dwindling and it would be beneficial if Council could attend a Strategy Planning session to review the current situation and determine Council long term strategy and to consider what steps could be taken to improve the reserves in the current restricted financial climate of local government funding. An improvement in Council reserves would mean an enhanced ability of Council to support the local Community in its' aspirations. Council noted this suggestion and agreed that this would be a helpful exercise.</p>	<p>Clerk</p> <p>Clerk</p>
153/19	<p>Standing Reports:</p> <p>There was no further information on any other standing report responsibility which had not already arisen in other parts of the Council meeting.</p>	
	<p>The meeting closed at 8.55pm</p>	

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NEXT MEETINGS: Monday 2nd March 2020, 7.30pm
Monday 6th April 2020
Thursday 23rd April 2020 - Annual Parish Meeting

At The Pavilion, Witchcombe Close

**FOR MORE INFORMATION, PLEASE SEE THE COUNCIL'S WEBSITE AT
www.greatcheverell.org**