

CHEVERELL MAGNA PARISH COUNCIL

Minutes of the Meeting of Cheverell Magna Parish Council
Held at The Pavilion, Witchcombe Close, Great Cheverell
Monday 6th September 2021 at 7.30pm

Minute No.	Item	Action
56/21	Councillors in Attendance: Cllrs Burgess, Gray, Hall, Morillo-Hall, Porter (Chair) and Stevens	
57/21	Public in Attendance: 9	
58/21	Apologies for Absence: Wiltshire Councillor Muns.	
59/21	Disclosure of Interest Cllr Burgess declared a pecuniary interest in item 62/21.	
60/21	<p>Open Forum: A number of residents spoke about the Overage Deed at Witchcombe Close, the points raised covered the following:</p> <ul style="list-style-type: none"> • A document and Plan from the Council to one of the residents at Witchcombe Close in 2016 was brought to everyone's attention. Residents objected to the lack of consistent contact from the Parish Council, including letters in 2020 which stated no knowledge of a problem despite a resolution in 2019 regarding problems that sellers were having. The length of time that matter has taken to be resolved is considered unacceptable. (The Clerk was able to confirm that the resolution stated that the 2016 document was all the Council could do with redress to legal advice.) • Sellers have lost buyers because of the overage deed. • Changes in the operation of mortgage lenders and solicitors to a more risk adverse stance has meant the overage deed will make it more difficult to get a mortgage. • The Council should use the Deed of Release suggested by a resident's solicitor. • The Deed should be rewritten or removed. • Residents confirmed that the fact that some of the land is designated as agricultural is not a problem. <p>A resident raised the following for consideration:</p> <ul style="list-style-type: none"> • The provision of a bench at School Lane. • The Annual Litter pick to be moved to earlier in the year before the grass starts growing • The drains in the High Street all need attention. • White lining needs redoing throughout the village. 	<p>See item 62/21</p> <p>Cllr Gray</p> <p>Cllrs Cllr Gray</p> <p>Cllrs</p>

Chair initials

	<p>A resident complained about the amount of dog poo bags thrown into hedges and suggested more bins be provided.</p> <p>A resident complimented the work done by residents/Cllrs in tidying up the area around the Pavilion.</p> <p>As a courtesy a resident advised the Council that he would be carrying out work that does not require planning permission to renovate an old derelict barn at Townsend.</p>	For October agenda
61/21	<p>Minutes of the Meeting held on 14th July 2021</p> <p>Agreed: The Minutes of the meeting held on the 14th of July 2021 were approved as a correct record and signed by the Chair.</p>	
62/21	<p>Overage Deed Witchcombe Close</p> <p>Councillors discussed the matter and the estimated cost of seeking legal advice which had been quoted as being up to £1500 for review of the document.</p> <p>Agreed: That Goughs be commissioned at a fee not exceeding £1500.00 ex VAT to review their records in relation to the 2008 Overage Deed between Cheverell Magna Parish Council and Gleeson Homes in order to determine the original intention of the Deed with the objective of providing legal certainty to all parties.</p> <p>Cllr Burgess left the room during this item.</p>	Clerk
63/21	<p>Planting project and maintenance contract</p> <p>Paul Fox from the Planting Working Group took Councillors through the report on the consultation regarding the hedging trees and wilding. After discussion covering the practicalities of the planting project and the support for the wilding aspects the Council made the following decisions:</p> <p>Agreed:</p> <ol style="list-style-type: none"> 1. That the hedgerow planting day should be 11th December, Paul Fox to check with the Woodland Trust, Clerk to check availability of the Pavilion. 2. That a Working Group to comprise Cllrs Burgess and Gray plus Paul Fox and other interested residents be formed to take the project forward and make recommendations to the Council. 3. That the Working Group would look at website to enable the donation of trees at a cost from £30 upwards for a planting day on 27th November 2021 and report back to Council in October. Clerk to check date with the Pavilion. 4. That the Working Group will work up a proposal to engage with residents about the possibility of wildflower mix planting in Spring 2022 	<p>Clerk</p> <p>Cllrs Burgess and Gray</p> <p>Working Group</p> <p>Working Group Working Group</p>

	<p>5. That the planting of snowdrops and bluebells under the trees be costed by the Working Group and reported back to Council for approval.</p> <p>6. That the Parish Council approve the cost of grinding out the stump of the Oak Tree at a cost of £120.00</p> <p>7. That the Clerk in consultation with Cllr Hall prepare a tender document to cover the maintenance of the Councils land and hedges at Witchcombe Close and Bartletts. The tender also to include regular inspection of the playground.</p>	<p>Clerk</p> <p>Clerk, Cllr Hall</p>																											
64/21	<p>Wiltshire Council: No report given.</p>																												
65/21	<p>Wiltshire Police No report given.</p>																												
66/21	<p>Clerk's Report The Clerk reported on the Council vacancy and progress with new email addresses and the following decisions were made. Agreed: That Cllr Paul Stevens become a full signatory on the Council's Unity Trust Account. Agreed That the Council forms Human Resources Committee to comprise Cllrs Porter, Morillo-Hall, Hall, and Burgess. The draft Terms of Reference for the Committee were approved subject to typographical corrections. Agreed: That the Council approve the scheme of delegation to the Clerk for planning decision in periods when the consultation period falls outside the Council's meeting dates.</p>	<p>Clerk</p> <p>Clerk/Cllr Stevens</p>																											
67/21	<p>Finance Report The Clerk/RFO reported the Councils current banking position and performance against budget and presented the payments for approval and noting. Agreed: That the following payments be made:</p> <table border="1"> <thead> <tr> <th>Amount</th> <th>Payee</th> <th>Goods or service</th> </tr> </thead> <tbody> <tr> <td>£ 8.52</td> <td>Mr C Hall</td> <td>USB stick for handover</td> </tr> <tr> <td>£295.00</td> <td>Meadow in my Garden</td> <td>Consultancy Witchcombe planting</td> </tr> <tr> <td>£30.00</td> <td>WALC</td> <td>Councillor Planning training 14th October</td> </tr> <tr> <td>£30.00</td> <td>WALC</td> <td>Councillor Planning training 8th September</td> </tr> <tr> <td>£120.00</td> <td>S.L.J. Glen</td> <td>SLCC membership Aug 2021/July 22</td> </tr> <tr> <td>£483.52</td> <td>Total</td> <td></td> </tr> </tbody> </table> <p>Agreed that the following payments be noted:</p> <table border="1"> <thead> <tr> <th>Amount</th> <th>Payee</th> <th>Goods or service</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Amount	Payee	Goods or service	£ 8.52	Mr C Hall	USB stick for handover	£295.00	Meadow in my Garden	Consultancy Witchcombe planting	£30.00	WALC	Councillor Planning training 14 th October	£30.00	WALC	Councillor Planning training 8 th September	£120.00	S.L.J. Glen	SLCC membership Aug 2021/July 22	£483.52	Total		Amount	Payee	Goods or service				
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	£367.20	S.L.J. Glen	Salary August 2021	
	£28.00	Ringstones Media	Website Management August	
	395.20	Total		
	<p>The Clerk/RFO asked the Council to approve the following list of Standing Orders and Direct Debits (Financial Regulation 6.8) Agreed: That the following standing orders and direct debits relating to contractual payments be approved: Clerks' salary payable on the 20th of the month Ringstones for website management paid on the 9th of the month ICO direct debit paid yearly</p>			
68/21	<p>Planning The Council considered the following planning application: Planning application PL/2021/07607 Change of use of shop and cellar space from commercial to residential 78 High Street, Great Cheverell, Devizes, Wilts, SN10 5XR Agreed: That the Parish Council express its wholehearted support for this application to return the former village shop premises to residential.</p>			Clerk to submit to Wiltshire Council
69/21	<p>Gates for permissive path The Council considered the request for funding for gates for a proposed permissive path through Townsend Woods. The path would be closed occasionally for events and dogs would be required to be kept on leads. Cllrs agreed that the expenditure, at 6% of the amount allowed for s137 spending in the 2021/22 year, was acceptable. Agreed: That the Council agrees in principle to a grant of up to £250.00 subject to a maximum number of days a year that the path could be closed during the year. Cllr Porter asked to discuss the matter further with the applicant and report back to Council. Power LGA 1972 s137 Budget General Reserve</p>			Cllr Porter
70/21	<p>Noticeboard Councillors considered the re-siting of the Parish Council noticeboard, locations at the pub and the Pavilion discussed. Clerk to write to the owners of the pub to ask for approval as that as a location before asking advice from the Conservation officer.</p>			Clerk
71/21	<p>Defibrillator Training Cllr Porter reported a training event set for 22nd of September 2021.</p>			Cllrs

	Agreed: That a sum of £50.00 be made available for the printing of leaflets to advertise the training event. Cllr Hall agreed to design the leaflet and get it printed. All Cllrs to assist with distribution.	
72/21	<p>Standing Reports: Playground: RoSPA inspection due this month. Green Spaces: Nothing to report Planning: Nothing to report VPRA: nothing to report.</p> <p>Chair asked for the Pavilion Lease and the Gleeson's Hut to be on the Agenda for October.</p> <p>Community Speed Watch Team to be asked to report to the October Meeting with particular reference to the annual licence fee for the ANPR camera.</p> <p>Village Sale is on the 18th of September.</p>	<p>Clerk</p> <p>October meeting</p>
	The meeting closed at: 9.50pm	

Future Meeting dates

October	4th 2021	Full Council
November	1 st 2021	Full Council
December	6 th 2021	Full Council

at The Pavilion, Witchcombe Close

**For more information, please see the Council's website at
WWW.GRETCHEVERELL.ORG**

Signed by Chair