

**CHEVERELL MAGNA PARISH COUNCIL**

Minutes of the Meeting of Cheverell Magna Parish Council  
held at  
The Pavilion, Witchcombe Close, Great Cheverell  
Monday 8<sup>th</sup> April 2024 at 7.30pm

Minute No.	Item	Action
	<p><b>Membership:</b> S Burgess (SB) R Gray (RG) R Hayward (RH), L Jones (LJ), P Stevens (Chairman) (PS) 2 Vacancies</p>	
	<p><b>Councillors in Attendance:</b> Cllr Stevens (Chairman), Cllr Gray, Cllr Jones, Cllr Burgess Cllr Dominic Muns (Wiltshire Council)</p>	
	<p><b>Officers:</b> Jacqui Abbott Parish Clerk &amp; RFO (JA)</p> <p><b>Public in Attendance</b> Members of the public in attendance: 21</p> <p><b>Press:</b> None</p>	
119/23-24	<p><b>Apologies:</b> Apologies were accepted from Cllr Hayward</p>	
120/23-24	<p><b><i>Standing Orders were suspended at 7.32 PM to allow for public participation.</i></b></p> <p><b>Public Participation</b></p> <p><b>1 Church Road</b> Several parishioners spoke regarding the request for a Stopping Up Order (SUO) at 1 Church Road. Wiltshire Council had asked the Parish Council to consent or not consent.</p> <p>Some parishioners were against the SUO and their views included:</p> <ul style="list-style-type: none"> <li>• The stopping up order was an overreach of planning approval.</li> <li>• It would cause further problems with access and parking.</li> <li>• There may be a precedent set which would affect other houses.</li> <li>• It is in a conservation area and there is already degradation to the area over the last 10 – 15 years and a SUO would not help the situation.</li> <li>• A SUO should have been part of the original planning application which would not have been supported at the time.</li> <li>• The situation should be same for everyone and people should not be allowed to annexe the land.</li> <li>• The excavation of soil during the build had been added to the grass bank including builder’s rubble. It is now covered in brambles. Originally the plan was flush with the side of the verge but this is no longer the case due to building rubble and soil being placed there, now overgrown.</li> <li>• This has made the grass verge unsuitable for walking on when it had originally been a useful way of avoiding the road.</li> </ul> <p>Cllr Dominic Muns reiterated that SUO order must go to the Parish Council as a consultee but the final decision rests with the Magistrates</p>	

Signed.....

Court. However the Parish Council does have a responsibility to consent or not consent to the request. Cllr Muns believed there were valid points on both sides. There may be issues uncovered with other properties following a SUO.

Another parishioner said that current parishioners and the Parish Council are caretakers and custodians at this point in history, so decisions made tonight will affect those who come after us.

Some were in favour of the SUO and their views included:

- The rubble does not encroach onto the highway.
- All building material on the verge would be removed and made right as soon as possible, it will not remain built up.
- The original planning permission has been adhered to.
- All works have been agreed with Wiltshire Council's planning department.
- The enforcement officer has agreed and the Highways Officer has given the go ahead.
- The area will all be tidied up.
- AH spoke and said the original purchase of the land included the land down to the highway. At no point was the ownership of the verge contested. It had been unclear who owned the land at the front but it was certainly sold on this basis and so this formed part of the planning application. The first formal visit resulted in a verbal and then written letter for approval. A change of staff at Wiltshire Council then requested the SUO. Wiltshire Council's highways department has no objection to the SUO.

Cllr Muns said that he does have understanding that planning or highways have not intervened in the planning application or process as they look at national policy. He said it is down to the applicant to ensure they had ownership over land in any planning application. It is not the responsibility of planning or highways to investigate. Highways is a statutory consultee and primarily look at safety – they do not question whether the land is “highways”. It is taken that the applicant will know whose land they are building on. Having said this, Cllr Muns has some sympathy that the applicant should have had some feedback from Wiltshire Council officers.

RC believes Wiltshire Council made a mistake and RC has raised a complaint against Wiltshire Council. There have to be 3 parking spaces for a 5 bedroom house.

### **Bus Service for the village**

HS spoke about the bus service into the village. She had set up a petition and collected many names to encourage the bus service to come to the village, following Cllr Muns suggestion. Cllr Muns requested

JA

that the Parish Council write to him at Wiltshire Council in order to progress this.

DR spoke about Victoria Park. The residents association had met with the Ministry of Defence (MOJ) to continue discussions for pre-liminary works. The meeting went well. There had been a focus on the Equalities Act to ensure everyone is accommodated. There would be a request to MP Danny Kruger to give the Environment Agency a strong sense of what they should be doing. Unfortunately, there is an extreme level of bureaucracy. Works are planned for the end of April and details of the constructions will be shared.

**Cllr Muns** gave his update to the Parish Council. He thanked HS for organising the petition and said it could make a difference. Cllr Muns spoke about maintenance on the path from the B3098 down to the school and pavilion. He had raised the issue with the highways team. He suggested that this might be part of a larger infrastructure project under the Local Highways and Footpaths Improvement Group (LHFIG). Cllr Muns will organise a Highways engineer to undertake a site visit.

There is a new Highways portfolio holder at Wiltshire Council, Cllr Nick Holder. Cllr Holder has spoken to the highways team and they have 14 days to put a project proposal together for Black Dog junction.

Cllr Muns reported good news that Lavington School had the go ahead to have a 6<sup>th</sup> from September 2024 which would serve Cheverell Magna.

Mr A spoke about the outline planning permission which is technically outside the parish boundary for residential buildings, but the 2 houses would square off the village boundary and he believes there is some flexibility in granting permission regarding boundaries. The buildings would also allow next generation to continue to live in the village.

The occupant of 1 Townshend said the buildings would impact his light and privacy.

There was a suggestion that approval could encourage further building if the boundary was moved or seemed flexible.

Cllr Muns suggested that issues such as this would form part of a Neighbourhood Plan as these plans are adopted by Wiltshire Council as the planning authority. Cllr Muns offered to find out more about producing a Neighbourhood Plan and likely costs for Cheverell Magna Parish Council.

***Standing Orders were reinstated at 8.35 PM following public participation.***

**To receive any petitions or deputations**

None.

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121/23-24	<b>Declarations of Interest</b> None	
122/23-24	<b>Chairman's Announcements</b> The Chairman said that a couple of houses in the High Street had been fly tipping garden waste onto the grass verge. The Parish Council would send warning letters to those responsible.	JA
123/23-24	<b>Minutes</b> The minutes of the meeting held on 5 <sup>th</sup> February were approved and signed by the Chairman. Proposed by Cllr Burgess seconded Cllr Stevens. Voting unanimous in favour. <b>Matters Arising</b> None	
124/23-24	<b>Victoria Park Residents Association</b> This was discussed under public participation.	
125/23-24	<b>Stopping Up Order 1 Church Road</b> The Parish Council has been asked by Wiltshire Council to consent or not consent to a proposed application for a Stopping Up Order at 1 Church Road. The application will be made from Wiltshire Council to the Magistrates Court.  Members discussed the SUO at length taking all the information received at the meeting into consideration. Members felt that the Parish Council has been placed in a difficult situation in having to make this decision, particularly given the strength of feeling on both sides of the debate.  Members voted based upon the discussion and debate and <b>resolved</b> to consent to the proposed application from Wiltshire Council to apply to the Magistrates Court for the Stopping Up Order.  The Clerk would complete the form as requested for Wiltshire Council. The Parish Council would like to see the verge cleared back to the condition it was in when works began in 2012 and would write to those concerned.	JA  JA
126/23-24	<b>War Memorial</b> Members agreed to support and facilitate a public consultation to agree the details for a War Memorial in the village. This would take place at 7pm on Thursday 6 <sup>th</sup> June in the pavilion. Ownership of the asset would pass to the Parish Council. The Clerk would publicise the meeting and a flyer would be produced with the group leading on the project.	JA

Signed.....



	<p>Proposed by Cllr Stevens, seconded Cllr Jones – voting unanimous in favour of supporting the application. The Parish Council requested that Cllr Muns calls the application in if planning does not approve the application. The application supports housing for younger people, lower cost housing, the rural economy and a need for smaller houses.</p> <p><b>Members to ratify the following comments dealt with by email:</b> None</p>	
129/23-24	<p><b>Play Area</b> The gate has been mended. The fencing will be fixed as soon as the weather allows.</p>	RG
130/23-24	<p><b>Grounds Maintenance</b> Members received a quotation from Sean Bailey to undertake strimming and hedge trimming. Proposed by Cllr Jones, seconded Cllr Gray - voting unanimous in favour. It would be good to synchronise the work with the grass cutting.</p>	JA RH
131/23-24	<p><b>Parish Steward</b> Cllr Burgess would agree the works to be undertaken with the Parish Steward.</p>	SB
132/23-24	<p><b>Risk Register</b> The updated Risk Policy and Risk Register were adopted by the Parish Council. Proposed by Cllr Burgess, seconded Cllr Gray, voting unanimous in favour This would be placed onto the website.</p>	JA
133/23-24	<p><b>New Laptop</b> The Clerk had sourced a laptop with a special offer from Dell direct. £615.55 or £513.79 after VAT which had been allocated in the budget for the year. Proposed by Cllr Gray, Seconded Cllr Burgess. Voted unanimous in favour.</p>	JA
134/23-24	<p><b>Tree works</b> Members received 3 quotations for essential tree works. The contract for the work would go to Sean Davis of Wessex Tree Care - £1,200 + VAT as the best value quotation and the Parish Council has previous experience of the quality of the work undertaken by Sean. The Clerk would write to confirm. Proposed Cllr Gray, Seconded Cllr Stevens, voted unanimous in favour.</p> <p>Members agreed there is a need to map all trees in the village on Parish Council land. Then an assessment would be undertaken.</p>	JA SB, RG
135/23-24	<p><b>Storage Area</b> The door has been measured and the new door would be bought and fitted as soon as possible.</p>	RG
136/23-24	<p><b>Pavilion Lease</b> Work on this is in progress LJ to send dates for a working group meeting.</p>	LJ
137/23-24	<p><b>Events 2024</b> Members noted the upcoming events:</p>	

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	Village Craft Fair Saturday 15 <sup>th</sup> June 10am to 2pm Consultation event Thursday 6 <sup>th</sup> June 7pm	JA
138/23-24	<b>Correspondence for noting</b> Members noted the correspondence received.	
	The meeting closed at 9.59pm	

**Future Parish Council Meeting dates:**

Monday May 13<sup>th</sup>                      Annual Parish Meeting and Annual Council Meeting  
Monday July 1st                      Parish Council Meeting  
Monday September 2nd              Parish Council Meeting

**For more information, please see the Council's website  
at [WWW.GREATCHEVERELL.ORG](http://WWW.GREATCHEVERELL.ORG)**

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