



**DRAFT Minutes of the Urchfont Parish Council (UPC) Full Council Meeting held in Urchfont Village Hall on Wednesday 8<sup>th</sup> March 2023**

**Present:** Councillors: Botham (MB – Chairman), Hollyman (MH - Vice-Chairman), Turner (MT), Bamber (SB), Holt (SH), Gibb (HG), Rotherham(PR), Moscrop (PM)

**Clerk to the Council:** Lunn (BL)

**Councillor for Urchfont & Bishops Cannings:** Cllr Whitehead (PW)

**Members of the Public (for all or part of the meeting):** Brenda Potter, Nicky Hammond, Trevor Hill, Maria Kemp, Richard Kemp, Ian Walker

**A. INTRODUCTION**

**1. Welcome by the Chairman –** MB welcomed all to the March meeting

**2. Apologies:** Cllrs Rotherham and Scanlon

**B. PLANNING –** See Separate Minutes

**C. MARCH COUNCIL MEETING**

**1. Declarations of Interest –** None declared at the meeting

**2. Time set aside for Public Participation and External Report –** No member(s) of the public wished to speak at this time.

**3. Minutes of the Meeting of the Council held on 8<sup>th</sup> February 2023**

Proposal	Proposer	Seconder	Resolution
To approve and Sign the minutes unchanged as a true and accurate record of the meeting	MB	PM	AGREED with one abstention due to absence

**4. Action List Status Review and Update Reports from the Minutes of the meeting held on 8<sup>th</sup> February 2023 –** BL displayed the current listing of actions which had also been distributed to all councillors prior to the meeting. No updates were given by councillors.

**5. Finance**

**a. Financial Statement and Bank Reconciliation as at 28<sup>th</sup> February 2023 –** BL confirmed that the Financial Summary had been distributed to all councillors prior to the meeting. The accounts are in good order and had been updated to reflect decisions taken at the February meeting. BL reminded all present that March is the last month of the Financial Year and that all invoices or claims must be presented in month. BL was pleased to confirm that WC had extended the period of Small Business Rate Relief for the Cemetery saving UPC £873. Councillors did not raise any questions. BL then asked councillors to ratify the payments that had been made in February as shown on the screen and distributed with the Bank Reconciliation.

Proposal	Proposer	Seconder	Resolution
To ratify all payments that were made in February 2023 as shown on the Bank Reconciliation.	MB	PM	AGREED unanimously

**b. Request to fund / part fund works to large Ash tree adjacent to property boundary off Peppercombe Lane** – PW confirmed that the WC Rights of Way Officer had stated that some of the tree is growing out of the right of way, he is now awaiting professional advice before making a firm decision on funding responsibility. PW noted that some branches have already been removed by someone. PW also stated that WC is not responsible for or accepts liability for trees in unregistered land, but may take some action as the tree is partly on the Right of Way. MH was of the view that if WC decide not to fund, then UPC should do the same as this would set a precedent of works to trees on other unregistered land. MT believed that the precedent had already been established by funding works to the tree on the Cricket Ground. It was noted that this was different because the landowner is known and leases the ground to UPC, however a similar situation in Friars Lane bank was rejected by UPC JR asked who had declared the tree as dangerous, MT responded that this had been determined by two independent tree surgeons. PW agreed to hasten a firm decision from WC, MB suggested that UPC should then discuss their policy decision on such matters at the next meeting.

**ACTION: FC/23/23 - PW**

**c. Proposed works to oak tree at entrance to the allotments** – MB explained that PR had suggested that further work be carried out on this tree having taken several branches off earlier. However, the Allotment Association have not requested any work to be undertaken, if they do then it will be considered.

**d. Proposed sale of redundant UPC chainsaw and ride on mower** – PR had identified that two pieces of UPC equipment used in Farmers Field are now considered as no longer required, a chain saw and ride on mower. PR suggested that the saw could be sold to Jeff Vickers who worked on FF tree felling for £250. PM asked whether this is a fair and realistic price. MB suggested that both pieces of equipment should be advertised locally for sale to ensure transparency.

Chairman closed the meeting and invited Brenda Potter to speak – she firmly believed that the items should be advertised for sale. Chairman re-opened the meeting

<b>Proposal</b>	<b>Proposer</b>	<b>Seconder</b>	<b>Resolution</b>
<b>To advertise the chain saw and ride on mower for sale in Redhorn News and on Facebook for a fare and reasonable price.</b>	<b>MB</b>	<b>MH</b>	<b>AGREED unanimously</b>

**ACTION: FC/24/23 – PR/PM**

**e. Coronation Event Funding** – MB informed councillors that Urchfont Scouts are organising events on behalf of UPC over the Coronation weekend, they have asked for a budget. MB suggested that this should be in the order of £3000 to cover the wide range of activities being planned including parties, mugs for the school children and projection of the Coronation ceremony in and around the Village Hall. JR asked why UPC is funding these events, is anybody else in the community also organising events and contributing to costs and suggested that £3000 seemed a significant contribution. MB stated that it is common practice for parish councils to fund and organise such community events, for example the Platinum Jubilee. SB commented that the cost of celebration mugs alone will be quite significant.

<b>Proposal</b>	<b>Proposer</b>	<b>Seconder</b>	<b>Resolution</b>
<b>To provide a budget of up to £3000 subject to presentation of VAT invoices.</b>	<b>MB</b>	<b>PM</b>	<b>AGREED unanimously</b>

**6. Lead Councillor, Working Groups, Clerk & other written Reports (attached at Appendix I on website version only)**

**a. Clerks Report** – nothing to add or clarify

**b. Councillor reports** – No written reports received. MH commented that the UPC Highways meeting with WC Area Engineer on 9<sup>th</sup> March had been cancelled at short notice by the WC Highways Engineer, this is not the first time that meeting have been cancelled at short notice. PW defended short notice cancellations at a time when the Highways Engineer is having to deal with emergency situations across his patch, such as the snow this week.

## 7. Neighbourhood Plan

Minutes of the WG meeting held on 21<sup>st</sup> February 2023 are attached at Appendix III (on website version only)

SH confirmed that the current plan will stay in place until 2026, the updated plan will address 2026 to 2038. SH added that he is still awaiting publication of the WC local plan. PW suggested that as soon as the revised plan is ready then it should be put in place to give the community more protection.

The TOR v2 (attached at Appendix II on website version only) was considered for approval, Trevor Hill commenting that this may be subject to updates in the future.

<b>Proposal</b>	<b>Proposer</b>	<b>Seconded</b>	<b>Resolution</b>
<b>To approve the TOR version 2 as drafted by the WG</b>	<b>MB</b>	<b>MT</b>	<b>AGREED unanimously</b>

MT recommended three new members to join the WG. Trevor Hill mentioned that additional members of the community may wish to join the WG in response to the current poster displayed in the Village, it was noted that an additional poster is needed in Wedhampton.

<b>Proposal</b>	<b>Proposer</b>	<b>Seconded</b>	<b>Resolution</b>
<b>To appoint the following as new members of the WG: Sally Stevens, Rob Dolan, Ken Mortimer</b>	<b>MB</b>	<b>MH</b>	<b>AGREED unanimously</b>

MB read out a letter that had been received from Richard Hawkins (see Appendix IV on website version only) who was unable to attend the meeting. SH responded that the UWLNP was examined by Wiltshire Council through Reg 14 & 16 and examined by an independent planning expert. It survived 3 challenges to it made by Mr Hawkins and passed a Referendum where virtually 90% of residents approved it. It was then made. This was 6 years ago and I see absolutely no point at all in looking backwards. Ours was one of the first NPs to be made in Wiltshire and we learned some lessons along the way. The way forward should be to help the new UWLNP be developed in a positive and open way. There will again be lots of opportunity for Public Consultation.

MT commented that the WG was asked to review the current plan which included Wildman's garage as a development site. In his view this business should not have been included for development on the basis of protecting work potential and being a community asset. PM was of the view that there is no point in looking back, must concentrate on looking forward, MH agreed. JR commented that the village will inevitably turn into a dormitory area without businesses, we need to encourage business. SB agreed with all that had been said, we need to draw a line and move forward. HG agreed, adding that the garage in particular is a valuable asset in the community. SH understood that the garage site landholder had made changes to the lease to facilitate potential development post the current lease. SB commented that the site assessment matrix looks at 16 different aspects, if the garage passes then the public can be consulted. Trevor Hill commented that in reviewing the current plan it must be noted that some sites had not yet been developed.

In summing up, MB stated that:

- He believed the garage to be an up and running business
- We should not add it to the development list while it is an ongoing business, it should be allowed to apply for change of use at some point in the future
- We should keep and encourage businesses to develop in the Parish

SH believed that the garage should continue to be considered as a development site otherwise we could lose control in the future. MB asked the working Group to understand the ins and outs of the consequences of changing the plan at a later date

**8. Parish Meeting** – BL displayed dates that are available for use of the Main Village Hall, pointing out that legislation stipulates that the meeting has to be held by 1<sup>st</sup> June annually. Discussion considered the dates on offer and concluded as in the proposal below.

PW agreed to make a presentation at the meeting and MB and MH would present the UPC 2022/23 report.

<b>Proposal</b>	<b>Proposer</b>	<b>Seconder</b>	<b>Resolution</b>
<b>To hold the Parish Meeting on Saturday 20<sup>th</sup> May 2023 commencing at 6pm in Urchfont Village Hall.</b>	<b>MB</b>	<b>MT</b>	<b>AGREED unanimously</b>

**9. CPRE Best Kept Village Competition 2023** – Discussion concluded that Urchfont should again be entered for this competition, it fosters a great community spirit. BL agreed to submit the application and it was agreed that SB would coordinate preparations for judging and encouraging the community to become engaged. PM advised that Wedhampton also wants to participate in the best kept Hamlet category.

**ACTION: FC/25/23 – BL/SB/PM**

**10. Proposed bus stop at the end of Crooks Lane** – this follows a request from a resident of Foxley Fields because of the distance to the stop opposite Walnut Close, BL noted that a bus stop previously existed at this location as evidenced by the pole and broken sign. SH agreed to contact Faresaver buses and establish what can be done.

**ACTION: FC/26/23 - SH**

**11. Clarification of Public Open Space Provision from Hales Farm Development – see Appendix V on website version only.** PW referred to the School Travel Plan that was produced in 2014 and recommended easier and safer access to Top Green and a path within the Playing Field from the Pathway to Oakfrith Wood down to the School entrance. UPC completed the Top Green works from its own funds but the pathway was never pursued. PW confirmed that UPC is entitled to the full Section 106 fund of £18,851 secured from the Hales Farm Development less £5000 promised to the School based on the original quote for the path works. Whilst not criticising the fact that the path quote has now been updated to £7500, this does mean that the School is seeking an additional contribution of £2500 from UPC. Ian Walker confirmed that the School has no funds to cover this shortfall. As this is the first time that the Council has been made aware this section 106 funding, BL asked when it will be paid to UPC. PW confirmed that the money can be claimed now, he will send BL the application form, the School will claim the £5000 direct from WC.

**ACTION: FC/27/23 – PW**

<b>Proposal</b>	<b>Proposer</b>	<b>Seconder</b>	<b>Resolution</b>
<b>To contribute £2500 to the School for pathway construction when funds are received from WC.</b>	<b>MB</b>	<b>MT</b>	<b>AGREED unanimously</b>

**12. Electric Vehicle Charging Points for villages** – In the absence of RS, this item was deferred to the April meeting.

**13. Proposal to publish UPC Facebook page** – PM noted that she had not received any feedback from councillors on other PC Facebook pages which she had distributed, MB stated that he had viewed them all and them all to be very different from each other.. PM suggested that a balanced approach is needed to publish focused UPC activities and attract feedback on its own page rather than on the Community Page.

<b>Proposal</b>	<b>Proposer</b>	<b>Seconder</b>	<b>Resolution</b>
<b>PM to project manage a pilot UPC Facebook page and report back progress at the next meeting</b>	<b>MB</b>	<b>SB</b>	<b>AGREED unanimously</b>

**ACTION: FC/28/23 - PM**

**14. Progress on the future of Urchfont Surgery** – MB reported that he had contacted the Village Hall to see what progress had been made on the rent review which covers a further three years, the review is still ongoing. SH commented that the Urchfont surgery makes the Village more sustainable and so UPC should encourage re-establishing the facility.

Chairman closed the meeting – Brenda Potter commented that in the past the surgery was successfully held in Two Chimneys, one room for waiting and the other for the doctor to consult. The surgery in the Village is a very necessary and valuable asset, especially for the elderly or people without transport that cannot easily get to Market Lavington. The Chairman re-opened the meeting - MB agreed to write to Market Lavington Surgery.

**ACTION: FC/29/23 - MB**

**15. Ongoing flooding at the junction of The Bottom and The Ham** – In the absence of any further timetable information for proposed remedial works, MB asked PW to comment further. PW confirmed that the work has been contracted out but he suspects that it will not proceed until the new financial year (post 1<sup>st</sup> April), he will try to confirm the timetable.

**ACTION: FC/30/23 - PW**

**16. Proposed Parish Notice Board for Foxley Fields** – SH reaffirmed that there is currently nowhere to display UPC notices in Farmers Field, residents they feel that they are forgotten without having to go to the centre of Urchfont. Whilst in favour of a board, MH was of the view that it should not be located on private garden which could change ownership for a variety of reasons and suggested an alternative site on grass opposite Yardlands. PW suggested that all current UPC boards are erected on private property.

<b>Proposal</b>	<b>Proposer</b>	<b>Seconder</b>	<b>Resolution</b>
<b>To purchase a 6 x A4 post mounted notice board to the value of up to £700, site to be finalised when delivered.</b>	<b>MB</b>	<b>PM</b>	<b>AGREED unanimously</b>

**ACTION: FC/31/23 - BL**

**17. Update on Current Issues not covered by above agenda items**

**a. 20mph zone in Wedhampton** – PM reported that Devises Area Board has approved this scheme.

**b. Traffic Speed on the B3098** – JR expressed concern that cars are accelerating quickly and more silently along the B3098, especially along Townsend. MH reiterated the fact the public meeting on speeding last year concluded that speed indicator signs and reintroduction of Speed Watch were priority actions. Despite several approaches to the Speed Watch co-coordinators no response had been received. PW asked for copies of the emails and he will chase a response. Based on data available, PW further stated:

- 85% of motorists generally obey speed limits, 15% do not
- Introduction of one way systems tends to lead to increased speeding
- That no evidence exists that rates of speed are increasing
- Rumble strips cause noise constantly, more are removed than are installed as a result of complaints
- Coloured markings on roads work better to reduce speed, but are costly to maintain

MB suggested that UPC proceed with installing the speed indicator signs together with reinstating the speed roundels and then review results.

**c. Increasing Dog Poo** – HG raised this issue and particularly cited footpaths from Crooks Lane to Lydeaway. She believed a new dog poo bin sited along this route should be considered. MB suggested that this should be a next agenda item.

**ACTION: FC/32/23 – BL**

**d. Village Hall Charges** – MT sought clarification of charges for the WG which the UVH Treasurer has said should be £4 per hour as an affiliated group, whereas BL has received invoices charged at £6.50 per hour. BL to check.

**ACTION: FC/33/23 – BL**

(Post Meeting Note: BL has confirmed with the Village Hall Treasurer that £6.50 is the correct charge)

**18. External Meetings** – None reported

**19. Other Reports from Councillors** – none raised

**20. Items for Future Agenda (in addition to those raised above)**

There being no further business the meeting closed at 9.17pm.

**Date of Next Meeting: Wednesday 12<sup>th</sup> April 2023 - 7.00pm Village Hall (Conference Room)**

## **APPENDIX I TO MARCH 2023 UPC MINUTES**

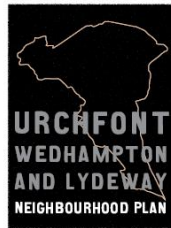
### **a. CLERK'S REPORT**

**i. Finance** – Copies of the Financial Summary and Bank Reconciliation at 28<sup>th</sup> February 2023 will be distributed to all councillors prior to the meeting. The accounts are in good order. The accounts have been updated to include all approved amendments to the budgets made at the February meeting. As we head into the last month of the Financial Year I would encourage you to ensure that you submit any outstanding invoices for payment prior to the end of March.

**ii. Grounds Maintenance and Litter Bin Emptying Contracts** – As reported at the last meeting, I have now confirmed a three year extension to these contracts for Mark Goddard & Sons Landscaping from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2026.

**Bob Lunn, Clerk to the Council**

**b. COUNCILLOR REPORTS** – None received



**UPC UWLNP Working Group Terms of Reference – Version 2 February 2023**

The UWLNP Working Group (WG) comprises members of Urchfont Parish Council (UPC) and volunteers from the local community proposed by UPC or the WG and appointed by UPC. The size of the Group may vary but ideally be between 7 and 9 members. At least 2 of these members must also be members of UPC.

The WG quorum would be at least 50% of the Group membership.

Current members are: Stuart Davies, Trevor Hill, Simon Holt (UPC), Linda Jennings, Malcolm Turner (UPC) and David Mottram.

The main aim of this WG is to develop the next iteration of the UWLNP and associated documents which was made in April 2017. This will allow managed growth and development of housing, community assets, and infrastructure, for the period 2026 to 2036. The WG will also make any updates to the current plan which are allowable under current regulations.

In developing the UWLNP, the WG will make its recommendations to UPC which is the qualifying body.

In undertaking these tasks, the WG will:

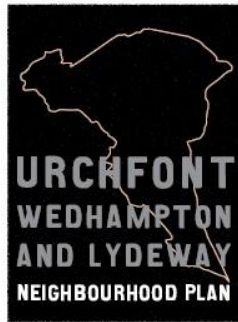
1. Review the Current Plan
  - 1a. Update and correct it in the light of changing guidance, law, and the requirements of the parish. Also update the plan to incorporate any changes which may affect housing development since the plan was made. (Examples are: more working from home; extra traffic delivering parcels, groceries etc.; potential impact of Devizes Gateway station; and the provision of affordable homes including rural exception sites.)
  - 1b. UPC, and particularly those councillors who are members of the working group will continue to ensure that they and Wiltshire Council take the current UWLNP into account when assessing new planning applications
  - 1c. Ensure that on a rolling basis Wiltshire Council and UPC have a common agreement of the housing supply within the Parish for the next 5 years. This may entail both removal of, and additions to, the list of approved sites.
  - 1d. Keep a log of progress against the plan and issue it to UPC on a regular basis.
  - 1e. Review and update the non-housing development action list produced. This can be found as the 'UPC Action Plan' in the list of UWLNP associated documents on the Parish Website.

2. Develop the next version of the UWLNP. This will take account of changes in the area and environment since the first plan was published. It will also involve a review of the objectives, policies, and the site assessment process. All lessons learnt from the development and implementation of the current plan will be taken into account.
3. Ensure that the review is community led. This means that the community is kept fully informed of what is being proposed and can make their views known throughout the process.

Working Group meetings are not open to the public and cannot take decisions on behalf of the UPC. Any proposed public consultation meeting should be agreed by UPC and could be hosted by UPC as a non-decision making event to gather wider public input for the working group to consider. These should not be held on a regular basis but at key points when considered necessary and sufficient progress has been made. The public will otherwise be kept informed of working group progress by the monthly reports to UPC.

4. These ToR's will be subject to continual review.





## Minutes of Working Group meeting held at Urchfont Village Hall

Tuesday, 21 February 2023.

**Present:** Malcolm Turner MT (chair), David Mottram (DM), Trevor Hill (TH) and Simon Holt (SH).

**Apologies:** Linda Jennings (LJ) and Stuart Davies (SD).

- 1. Terms of Reference:** A draft version had been presented to UPC and their thoughts had been incorporated. A lengthy discussion ensued about whether members of the WG should be '*appointed by UPC*'. In the end it was agreed to replace those 3 words by '*proposed by UPC or the WG and appointed by UPC*'. The 2 words '*main objective*' are to be replaced by a single word '*aim*' and the random word at the end of the 1<sup>st</sup> sentence in black after April 2017 will be removed. 'This will allow managed growth and development of housing, community assets and infrastructures for the period 2026 to 2036' In the following paragraph the words '*decision-making authority*' will be replaced by 'qualifying body'. The word *review* to be substituted by *update*.

At the previous meeting the 'Aim' of the WG had been discussed as a 'stand-alone'. The WG now considered it should be incorporated within the ToR's'

**ACTION:** DM to make alterations and the document will be sent to the Parish Clerk for consideration by UPC

- 2. Code of Conduct:** These have been approved by UPC.
- 3. Aim of the Working Group:** Four headings to be included: Housing and Design; Community and Environment; Business & Employment and Highways & Transport.

**ACTION:** The WG to come up with subheadings for these 4 subjects in readiness for public consultation meetings and a questionnaire.

TH suggested we might call the Plan something other than a Neighbourhood Plan, but that is the legal term for these documents. MT and TH both felt that the Wildman's site (currently Urchfont Vehicles Ltd.) should not be in the UWLNP as a site for development as it is a local independent business and should be protected from development. SH & DM both felt that it should be retained but not perhaps in its existing location. If it did move, then the current site would become a brownfield site within the development boundary and hence suitable for development. MT mentioned that the Policy seeking homes for older people hadn't produced a result. SH said there have been 2 bungalows and 1 Home for Life built during the Plan period. The issue is that warden-controlled developments need at least 20 homes to justify a warden. Perhaps we might look at the

BfL (Buildings for Life 12) of Homes for Life standard as a condition on planning consents going forwards.

**ACTION:** DM felt we should start looking at an update to the existing plan and it was agreed that DM and SH will undertake the update in the first instance. The update to be considered by the WG before being forwarded to UPC and by them to Wiltshire council.

4. **Venue for meetings:** SH asked why we need to spend money renting the committee room for private meetings. Some members felt they didn't have a table big enough for perhaps 9 working group members to sit round. SH felt we are wasting money renting the Village Hall.
5. **New WG members:** Bob Lunn has been asked to advertise for new members in the UPC section in the next issue of Redhorn News. DM felt it would be advantageous to get some younger members. There were considerable concerns about whether we would get anyone else to join. SH felt that many people had welcomed the 1<sup>st</sup> iteration of the UWLNP and that might encourage new members to step forward.

**ACTION:** Once the advert is posted, WG members will have to look to recruit the right people with relevant skills to join the WG. Nominations would be referred to UPC who might themselves have applicants in mind.

6. **Locality Funding:** Little progress has been made and if we need to provide a new Sustainability Appraisal, that this would come at considerable cost if undertaken by an outside contractor. Locality funding of £10,000 plus an extra £8,000 if new sites have been identified is available.

**ACTION:** DM to investigate completing the expression of interest form for a grant.

7. Next Meeting: 19:00 28<sup>th</sup> March in Urchfont Village Hall.

**Urchfont Parish Council Meeting – 8th March 2023**

**Agenda Item 7 – Neighbourhood Plan – Appendix III**

**Minutes of the Working Group – Item 3**

Part of this item discusses the 'Wildman's Garage Site' which is a site listed in our current Neighbourhood Plan. The minutes state 'MT and TH both felt that the Wildman's site (currently Urchfont Vehicles Ltd.) should not be in the UWLNP as a site for development as it is a local independent business and should be protected from development. SH & DM both felt that it should be retained but not perhaps in its existing location'. If it did move, then the current site would become a brownfield site within the development boundary and hence suitable for development'.

I have to agree with MT and TH as Public Consultation during the development of our original Plan supported 'Protecting Existing Employment Facilities'. This has become more important in recent years with changing work patterns, self-employment and increases in small businesses. It is interesting to note the views of SH and DM as they were instrumental in providing unapproved information to the Neighbourhood Plan Examiner which resulted in the Wildman's site being given the status it has in our Plan. The disgraceful failure to disclose, or even acknowledge, the existence of the Examiner's questions to both the Parish Council and more importantly the Urchfont Community as requested by the Examiner is unforgivable.

I have written to the Parish Council on numerous occasions regarding the questions raised by the 'Examiner' during the Examination process.

Neighbourhood Plans are meant to be a document produced by 'Public Consultation' but sadly this important principle was denied in the cases of both the Wildman's and Uphill sites.

These are the facts for your consideration:

When the Examiner published her report in January 2017, I was disturbed to find in Appendix 3 of her report which was dated 17th July 2016 a note from her to Wiltshire Council and the Parish Council raising a series of 17 questions. The final paragraph reads:

'Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils' websites as appropriate'.

One of the questions related to Wildman's Garage (as below)

3 The supporting text to Policy LB1 (Protecting Existing Employment Facilities) refers to Wildman's Garage amongst other sites, but this site is also allocated for housing development under Policy H1. I would welcome your comment on this apparent contradiction in the Plan. It should of course be noted that if Wildman's Garage site were intended to be subject to Policy LB1, then this would affect the provision of housing numbers under Policy H1.

**Response** - It is unlikely that the site of Wildman's garage has a long term future as a garage. Hopefully the business will relocate elsewhere in the Parish – ideally at Planks where vehicle access etc. will be much easier. The existing site would therefore be available for redevelopment, without contravening policy LB1.

There was no Parish Council meeting in August 2016 but in September 2016 the minutes relating to the Neighbourhood Plan indicate that:

'DM confirmed that the examiner reports directly to WC not to UPC or the UWLNP SG as such the SG has not been made aware of anything from the examiner which needs to be passed on. Total transparency has been assured through public consultation throughout the life of the UWLNP'.

The statement was totally incorrect as the Examiner's questions and answers had been received during or

before July!

**This is an important issue. The original plan indicated 'Keep Wildman's Garage for employment use', which was based on the results of a public consultation.** Following the answer above the examiner asked for references to Wildman's Garage to be removed from Section 7. In her report on page 27 she states:

'Therefore I have **queried this with the Parish Council** and I am informed that it is unlikely that Wildman's Garage has a long-term future as a garage and the hope is that the business will relocate elsewhere in the Parish'.

I attended the March 2017 Parish Council meeting and asked a number of questions relating to the Examiner's questions. These included asking why were the questions not made public and who had answered the questions. Who answered the questions was an issue because I had been told there had been no meeting of the steering group since March 2016, which is confirmed in the 17th September 2016 UPC minutes. No sensible answers regarding the questions were given and minutes of UWLNP meetings (which may have answered the questions) were promised to be given to the Clerk by SH but were never received.

It is a sad reflection on those UWLNP members concerned that importantly the Parish Council and the Urchfont Community were denied the opportunity to discuss the important Examiner's questions.

The Wildman's Garage site is an important 'Business' asset to the village and even if not used as a garage would potentially offer a suitable site for small scale office/commercial workshops particularly in today's work from home environment and without the need to travel to Lyde way as suggested. This important local business site must be protected from housing development as once lost it is gone forever!

Richard Hawkins

6 March 2023

## APPENDIX V TO MARCH 2023 UPC MINUTES

**From:** Whitehead, Philip <[Philip.Whitehead@wiltshire.gov.uk](mailto:Philip.Whitehead@wiltshire.gov.uk)>  
**Sent:** Thursday, February 16, 2023 5:38 PM  
**To:** Bob Lunn <[clerk@urchfont-pc.gov.uk](mailto:clerk@urchfont-pc.gov.uk)>  
**Cc:** Ian Walker <[water.walker52@outlook.com](mailto:water.walker52@outlook.com)>  
**Subject:** Next FC meeting

Bob

As promised, I attach the legal agreement for Hales Farm.

You will see that there is a public open space provision of £18,851.69 split as follows:

£4,460.57 to be spent on the top green entrance to the school (which I think you have already done)  
£14121.12 to be spent on the recreation ground, of which £5,000 to be allocated to the school for the path.

That is good news and covers the cost of the works to the recreation ground etc, however it does give a problem to the school.

The £5,000 allocation to the school was based upon a quote from Geoff Potter on the cost for the path. He has now submitted a revised quote of £7,500 which means that the school will not do the path without additional funding. If Geoff had quoted £7,500 in the first place that would have been allocated to the school reducing the PC part by £2,500.

Can we have an agenda item for the next meeting so that I can explain the problem and ask for a contribution to the school from the PC from the Hales Farm allocation.

It also occurs to me that the contractors will want to do this in one go which is why I would want to try to solve it as soon as possible.

Regards Philip

Philip Whitehead  
Councillor for Urchfont and Bishops Cannings  
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