

# West Ashton Parish Council

Please reply to the Clerk – Ms N Duke, 6 Shetland Close, Westbury, Wiltshire BA13 2GN  
Tel: 01373 864127 email: westashtonpc@outlook.com

Minutes a meeting of the Parish Council held on **Wednesday 15<sup>th</sup> November 2017** at 7.15 pm in the Village Hall, West Ashton.

**In attendance:** Cllr R Covington (Chair), Cllr P Workman, Cllr H Prickett, Cllr S Molloy and Cllr S Alford.

**Present:** Nicola Duke (Parish Clerk), Mr K Roberts (Pegasus) and 10 members of the public.

## Public Participation

Mr K Roberts (Persimmon Homes) - addressed the meeting regarding the Ashton Park development plans. He outlined the history of the site and its planning applications and spoke to the plans currently with Wiltshire Council for determination. He reported that it was hoped the application would be considered by the Planning Committee in the first quarter of 2018. Should permission be granted an s106 agreement would be negotiated with Wiltshire Council so it was expected to be 18-24 months before matters were finalised. He spoke regarding the access road into the development and reported that this was subject to grant funding from the Local Enterprise Partnership (LEP). Wiltshire Council had also bid for some HCA infrastructure growth funds, which would also contribute towards the road infrastructure. It was clarified that if the grants were obtained, the road would be delivered earlier than originally planned. The road would be completed in its entirety rather than in sections. Mr Roberts confirmed that the build would not start for 6-9 months following the finalisation of all planning permissions and legal agreements – i.e. not likely before the autumn of 2020. It was noted that there would be pre-commencement and phasing conditions which would need to be discharged before the first house was built.

Members of the public asked questions, which were responded to as below:

- Yarnbrook crossroads – the traffic using the cross roads was expected to be reduced by use of the new road. The A350 traffic would use the current route.
- Trowbridge could still be accessed via the C49.
- The mixed use of the site for housing and employment was confirmed – concern was expressed that the White Horse Business Park was currently under utilised and additional employment land may, therefore, not be required.
- The employment land adjacent to Biss Wood was discussed and it was queried whether this would become residential development given the over provision of business sites.
- The works traffic was referred to and it was confirmed that Persimmon Homes would have to prepare a works traffic plan prior to commencement on site.
- There was a discussion relating to school provision on the site and it was noted that capacity would be provided for 2 primary schools and 1 secondary school.
- The issue of flooding was discussed and Mr Roberts confirmed that issues relating to flooding risk would be addressed.
- West Ashton Road (C49) would likely be narrowed before the bend opposite Larkrise Farm in order to provide a footpath. Persimmon do not own or have options on the land.
- Access for emergency vehicles was discussed. It was confirmed the development would meet the parking requirements set by Wiltshire Council.
- The location of the employment land adjacent to Biss Wood was confirmed to be down to ecological reasons (bats) and determined by Wiltshire Council.

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Mr R Broadhead, Wiltshire Council – addressed the meeting in respect of issues relating to the difficulties of footpath access at the school grounds, the Chairman having provided the background and outlining possible options to address the problem E.g. raising the height of the fence and gate, the gate to have an over the top latch. It was recognised that the main reason behind the obstruction of the footpath seemed to be a safeguarding issue however, it was noted that other reasons had been given. Members of the public expressed their concern at the footpath gate being locked. Mr Broadhead stated that Wiltshire Council had the responsibility to enforce access to the public rights of way, by means of an enforcement order if necessary. He suggested that this enforcement would be processed in the short term with a longer term solution being sought, which may result in an application for a footpath diversion.

	<b>AGENDA ITEM</b>
2017/43	<b>Apologies for Absence and to consider the reasons given</b> Cllr H Barrow due to work commitments, which were accepted.
2017/44	<b>Declarations of Interest and Dispensations to Participate</b> None.
2017/45	<b>Minutes of previous meetings</b> The minutes of a previous meeting held on <b>20<sup>th</sup> September 2017</b> were approved for accuracy and adopted (proposed Cllr Workman, seconded Cllr Molloy).
2017/46	<b>Parish Councillor Reports</b>  The following reports were received:  <u>Highways</u> – the Chair had reported the rubbish on the C49 roundabout Leapgate Extension to Wiltshire Council. <i>Note: the rubbish is being cleared on the morning of 16<sup>th</sup> November by Wiltshire Council Highways.</i>  <u>Wiltshire Council</u> – Cllr Prickett reported that the Core Strategy had been replaced with a Local Plan, and SHLAA had now been renamed SHELA. Consultation plans were underway and could be found on the Wiltshire Council consultation portal. Cllr Prickett advised members to record their views and reported on the public consultation events planned.  <u>Police</u> – no report had been received.  <u>Wiltshire Council works in the village</u> - Cllr Alford continued his liaison with the Parish Steward, which was working well.  <u>Community speed watch</u> – Cllr Workman reported that the CSW group was partaking in the police focus on safety around schools. It was noted that the Chair would be attending the CATG meeting in December to make some comments regarding the delivery of the traffic calming in the village.  <u>Village Hall</u> – no report.

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	<p><u>West Ashton Magazine</u> – the Chair reported that the penultimate issue of 2017 was being prepared now.</p> <p><u>Neighbourhood Plan</u> - the clerk gave an update on external grant funding and members considered the quotation from Planning Street for the preparation of a Site Selection Report (SSR) for Wiltshire SHLAA West Ashton sites (£2,350). Members noted that there had been no payment date agreed and resolved to, in principle, approve the work subject to the receipt of grant funding (proposed Cllr Covington, seconded Cllr Alford).</p> <p><u>Traffic calming</u> - it was noted that a metro count would be installed, the white gate was still awaited at the top of the village and work was still needed to the lighting,</p> <p><u>Play area</u> – it was noted that Cllr Alford monitored the play area on a daily basis and there were no issues to report. He had also attended to the issues raised in the recent RoSPA report.</p> <p><u>Village name plate at entrance to village</u> – members considered the quote which had been received for the name plate (£65). The Chair had been liaising with Pat Whyte (Wiltshire Council) who had confirmed he would undertake the installation. Members resolved to purchase two signs at a total cost of £130 plus vat (proposed Cllr Covington, seconded Cllr Workman) for siting at the entrance to the village from the C49 at the roundabout joining Leapgate Extension and in East Town at the bottom of the hill (exact location to be determined). Cllr Alford had arranged for a flower box to be made (for the entrance to the village) for the previously authorised sum of £500 (September minutes refer).</p> <p><u>Footpaths including the footpath through West Ashton Primary School</u> – the issue had been discussed in public forum and further discussion was held with Mr Broadhead (Wiltshire Council). Mr Broadhead summarised that his position would be to ensure that the lock on the gate was removed in the short term, with a longer term resolution being sought through liaison with the school and the parish council. The parish council recorded its support for working with the school to address this issue, expressing its recognition of the safeguarding aspects. Mr Broadhead confirmed he would speak to the school to outline the position, recording that should this not receive a favourable response an enforcement notice would have to be issued. Mr Broadhead also suggested that a byelaw could be established such that any dog owners using the footpath must have their dog on a lead. The Chair thanked Mr Broadhead for attending the meeting and providing his guidance and advice.</p>
2017/47	<p><b>Financial reports</b></p> <p>a) <u>Payments</u> as listed below were approved (proposed Cllr Workman, seconded Cllr Molloy).</p> <p>b) Members received the <u>financial report</u> as at October 2017, which was adopted.</p> <p>c) Members received an update on the <u>investment of Council funds</u> noting that Cllr Barrow had identified a suitable investment account and the Clerk had</p>

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	requested the necessary forms to open an account.								
	<table border="1"> <tr> <td>HMRC</td> <td>PAYE October and November 2017</td> <td>£63.80</td> <td>chq 630</td> </tr> <tr> <td>R Covington</td> <td>Reimburse website hosting</td> <td>£13.19</td> <td>chq 631</td> </tr> </table>	HMRC	PAYE October and November 2017	£63.80	chq 630	R Covington	Reimburse website hosting	£13.19	chq 631
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2017/48	<p><b>Planning applications, decisions, enforcement issues and appeals</b></p> <p><b>15/04736/OUT</b> – Land south east of Trowbridge – Ashton Park Trowbridge Ltd &amp; Persimmon Homes:</p> <p>Outline planning application for mixed use development comprising:</p> <ul style="list-style-type: none"> <li>• Residential up to 2,500 dwellings</li> <li>• Employment</li> <li>• Two local centres</li> <li>• Two primary schools</li> <li>• One secondary school</li> <li>• Ecological visitor centre</li> <li>• Public open space</li> <li>• Landscaping</li> <li>• Associated highway works</li> </ul> <p>Full planning application for Yarnbrook/West Ashton Relief Road and the access junctions (amended proposal – including revised master plan with re-zoned uses and related infrastructure, and revised relief road details including raised vertical alignment between junctions R1 and R2 to allow for bat underpasses).</p> <p>It was resolved to submit a ‘Support with Comments’ to the planning authority. The Chair would prepare the draft submission for circulation.</p> <p><b>17/07269/FUL</b> – 4 East Town Road, West Ashton – retrospective permission for erection of decking and covered canopy – No objection.</p>								
2017/49	<p><b>Correspondence</b></p> <p>None.</p>								
2017/50	<p><b>Parish Matters</b></p> <p>None.</p>								
2017/51	<p><b>Dates of next meeting</b></p> <p>The date of next meeting was noted as Wednesday 17<sup>th</sup> January 2017 at 7.15 pm in the Village Hall. <i>It was noted that this meeting would be the precept setting meeting – the deadline for the response to Wiltshire Council being 19<sup>th</sup> January 2017.</i></p>								

There being no further business the meeting was closed at 9.30 pm.