

Minutes of the Meeting of Manningford Parish Council held on  
Monday 11<sup>th</sup> July 2022 at 7.30pm in the Village Hall

**Present:** Councillors Richard Netherclift, David Proto, Sue Lymposs, Andrew Paine and Liz Young  
Unitary Councillor Paul Oatway  
Clerk Ruth Kinderman  
Members of the public: Robin Gamble, Nick Tye, Edward Tye, Charlie Kimmins, Talita Kimmins, Jake Kimmins

Clr Netherclift said that items 6 and 10 would be addressed after item 3 to enable members of the public to leave at their earliest convenience.

**1. Apologies**

Clrs Andy Reed and Bridget Lanyon  
Jerry Kunkler, Unitary Councillor for Pewsey

**2. Pecuniary and other Interests**

Clr Oatway declared that due to his daughter's relationship with Edward Tye, he would take no part in any discussion about PL/2022/04554 Mintys Farm. He has no interest, pecuniary or otherwise, in the business (Tye Engineering) which has submitted the application.

Clr Oatway had asked Clr Jerry Kunkler (Unitary Councillor for Pewsey) to oversee this application. Clr Kunkler had passed some observations to Clr Oatway to share with the parish council, should the parish council require any further input.

Clr Proto declared that he would not take part in discussing the application PL/2022/04554 Mintys Farm due to his trading relationship with Tye Engineering.

**3. Approve minutes of the annual parish council meeting held on 16<sup>th</sup> May 2022**

Clr Lymposs proposed that these be accepted as an accurate record; seconded by Clr Paine, all in favour and signed accordingly by Clr Netherclift.

**4. Matters Arising**

The new Memorandum of Understanding for the defibrillator had been received. Clr Lymposs is willing to continue the monthly reports and check the green 'ready' light as often as possible, although unable to do so every day. It was agreed to proceed in this basis.

Clr Proto had visited Wick Lane with a view to finding a suitable location for a noticeboard at that end of the parish. He and Clr Paine will conduct a further visit.

As the PCC does not have specific insurance cover for the war memorial which, although situated within the church precincts, belongs to the whole parish, the Clerk had retained war memorial cover on the parish council's insurance schedule. The other items for review (mowers and machinery, sports equipment) are part of the package offered by the insurers for all parish councils of this size, regardless of specific needs.

Clr Young had cleaned the Abbots noticeboard, for which all were grateful.

## 5. Finance

Rushall had paid its SID contribution of £300 into the parish council account; this had been transferred to the SID account.

Clerk had emailed Alton to remind them to make their contribution.

Payments made since the last meeting were:

BHIB – insurance premium 2022/2023 - £558.50

Charlton Baker – payroll services April and May - £28.00 total, collected by direct debit

Clerk's salary May - £86.70

Mark Goddard - £762.00

Marquee hire - £1674.08

The balance sheet, with bank statements, had been circulated to all councillors prior to the meeting and is attached as an appendix to these minutes.

Invoices to be paid:

Clerk's salary June - £89.10

Kompan tiger mulch - £7802.00 (of which £1300.33 for VAT reclaim)

SWAST annual defibrillator payment - £450.00

Clerk has obtained the VAT number for this parish council and has set up a new Government Gateway account to submit the VAT reclaim. This will be done once HMRC have linked the new Gateway with the old one.

Mark Goddard had confirmed that all areas are mown each visit, so more detailed breakdown of the work is unnecessary on the invoices.

## 6. Planning Applications

**PL/2022/01130 - Sunningdale**, Manningford Bruce, SN9 6JL - First floor extension

This application had been withdrawn.

**PL/2022/04554 - Mintys Farm**, Manningford Abbots, Wilts, SN9 6HZ - Change of use of land for the storage of steel to be stacked not higher than 2m; use of land for the siting of a skip for storing scrap metal for recycling

Comments by 19<sup>th</sup> July

Cllr Netherclift invited the Messrs Tye to explain the proposals.

Edward Tye said that due to continually rising steel prices, it has become necessary to purchase larger quantities to protect the business from making losses on pre-quoted jobs. The larger quantity in storage had prompted a complaint and a visit from the Wiltshire

Enforcement Officer, who had advised that planning permission was not needed for storing steel on the concrete apron but advised that a retrospective planning application was submitted for the skip already in situ, and for additional racks.

Robin Gamble, on behalf of residents, said that the change of use for Mintys Barn from agricultural to light industry had been approved by Wiltshire with certain conditions to compromise with residents who would have preferred the change of use to be refused. One of those conditions was that a skip could be in the shed, but not outside, due to the noise of disposing metal. Residents were also concerned that steels in storage are more numerous and higher than authorised, obscuring the view, contrary to Wiltshire Core Policy 48 which protects the appearance of the landscape, including retention of the horizon, and which ensures nothing is approved which would be detrimental to the amenities of a residential area.

Cllr Lymposs suggested that trees and hedging could be planted to create a screen. Robin Gamble noted that, once established, trees would also obscure the view.

Tye Engineering noted that the skip can only be seen if one is on the premises and that a new gate had been installed to look like two five bar farm gates, rather than an industrial entrance. There are two small skips inside the barn, and these are emptied into the large skip outside approximately once a fortnight. They acknowledged that this does generate a considerable noise but that it is the safest method. The previous planning permission had not put any restrictions on noise levels.

Cllr Netherclift said that in principle, retrospective planning permission is undesirable especially where the actions taken have shown a lack of regard for the boundaries set. It is understandable that residents are upset when conditions imposed for something they did not want are broken.

Cllr Netherclift asked Cllr Oatway to share Cllr Kunkler's observations.

Cllr Oatway said that Cllr Kunkler had visited the site on several occasions and had found no evidence of working beyond the permitted hours of 7pm. Cllr Kunkler had visited the site today during working hours and discussed the application with the applicant.

Robin Gamble said that the primary concerns for residents are the noise and the need to retain the horizon. He hoped that limits to the height and siting of the bars would be imposed under CP48 and that the noise could be mitigated.

Edward Tye said that the rack in use has been in place since planning permission was granted and is as shown on the approved plans.

It was agreed that the original plans should be checked, and that assurance must be given that the level of any extra steels does not rise above that permitted. It was agreed to submit a comment to the planning officer accordingly.

Edward Tye confirmed that he has no intention of submitting any further applications, other than the possibility of installing solar panels at some point in the future.

**PL/2022/04901 - 4 Chapel Cottages**, Manningford Bohune, SN9 6JP - Single storey side extension.

Comments by 25<sup>th</sup> July.

It was agreed there was no objection to this proposal.

**PL/2022/04883 – Manorfield Farm**, Manningford Abbots, SN9 6HY - Demolition of 3 agricultural buildings and the existing dwelling on the site and the erection of a replacement dwelling with a detached garage and associated change of use from agricultural to residential land, solar panels and hard and soft landscaping.

This application had arrived after publication of the agenda.

It was noted that the residents felt this application was an improvement on the previous application, with the proposed new dwelling more in keeping with the village.

In response to questions from residents about the solar unit, Cllr Paine said that in the event of failure, the house would be almost definitely powered from the National Grid rather than from an emergency generator. Cllr Paine reassured residents that there should not be any magnetic interference from the solar unit. It was agreed that the height should be checked and Cllr Lanyon will consult residents further when she conducts a site visit.

## **7. Parish projects**

### **i) Playground**

Kompan had installed the tiger mulch around the climbing frame. Cllr Proto noted that the edges were well done, and that the surface had considerably more bounce than expected, which was welcome, and justified the cost.

Clerk has requested a quote for replacing the swing chains and the matting beneath.

Cllr Proto is willing to repair the roof of the multi-play unit.

Cllr Netherclift said that he and Cllr Proto had decided that the swing set offered by the residents, as well as the tunnel play complex, was too large for the playing field.

## **8. Allotments**

A tree had come down and was resting on the water tank belonging to one of the plot holders. Chris Wardell is arranging to remove the branches in stages.

## **9. Highways**

Cllr Oatway has requested a meeting with the Highways Engineer to discuss what has been achieved since his appointment and what problems are next on the list to be addressed.

Cllr Oatway said that County Hall is now open for meetings so the meeting with the Cabinet Member and Senior Engineers to discuss the C52 will be called shortly. Cllr Oatway will meet with Cllrs Proto and Netherclift to discuss initial ideas in readiness for the meeting.

Cllr Oatway noted that Wiltshire Council has allotted an extra £300,000 for an additional gully team and an extra £200,000 for white lining.

#### **10. Footpaths**

Cllr Netherclift invited Charlie and Talita Kimmins to explain the works taking place along the River Avon in Lock Wood. They said that a temporary fence has been erected while the riverbank is restored. Increased footfall during Covid had exacerbated the erosion and action was necessary to prevent the footpath also disappearing. Having taken advice from the Trout Farm, they are reinforcing the riverbank with rooted willow and hazel bundles. The work will hopefully be complete by October, although the fence may need to remain in place while the bank is regrassed.

In response to questions, Talita said that she had investigated using coir bundles with bull-rushes but these were not available in the correct lengths or at the right time; in addition, much of the material they are using now is freely available from their own land.

Explanatory signs are now in place; Talita apologised that these had not arrived in time for the commencement of works.

There was a general observation that many footpaths in the parish require strimming. Clerk noted that this is the responsibility of landowners and will write to them to remind them of this, provided a list of landowners can be collated for the purpose.

#### **11. Police matters**

Nothing to report.

#### **12. Village Hall**

Cllr Netherclift said that the Platinum Jubilee celebration had been extremely well attended and thanked the Village Hall Committee for organising such a successful event. Cllr Lympos said that £1022.80 had been raised, to be split equally between the Wiltshire Air Ambulance and the Ukraine DEC Appeal.

#### **13. PCC**

Nothing to report.

#### **14. Website**

Nothing to report.

#### **15. Correspondence and diary dates**

Clerk had attended the Positive Conduct Equals Positive Democracy webinar held by Wiltshire Council on Thursday 5<sup>th</sup> July.

The webinar was recorded and clerk will share the link once available.

**16. Items from the public**

All matters had been addressed under items 6 and 10.

**17. Date of next meeting**

Monday 19<sup>th</sup> September at 7.30pm in the Village Hall

FY21 as at year end		Manningford Parish Council	FY22 as at 30th June 2022	
£8,965.51		Balance at start of year	£14,650.99	
£11,210.34		Income	£7,500.00	
-£5,524.86		Expenditure	-£5,739.77	
£14,438.15		Lloyds Bank Balance as at 30th June 22	£16,514.32	
-£12.50	(Charlton Baker)	Creditors (Charlton Baker, R Kinderman)	-£103.10	
£225.34	(Pure Pastures)	Debtors		
<b>£14,650.99</b>		<b>Manningford PC owns</b>	<b>£16,411.22</b>	
<b>Income</b>	<b>Expenditure</b>		<b>Income</b>	<b>Expenditure</b>
n/a	n/a	Playground		£157.00
	£476.54	Subscriptions, fees & website		£1,611.62
	£1,015.30	Secretary's salary		£262.50
	£1,490.00	External maintenance		£927.00
	£505.38	Insurance		£558.50
		Defibrillator		
£125.00	£300.00	Allotment		
£300.00	£300.00	SID 5 villages		
	£300.00	SID Manningford		£300.00
£3,860.00	£465.03	Village hall		£1,395.07
£225.34	£225.34	Miscel payments		
£6,700.00		Wilts Council	£7,500.00	
	£447.27	HMRC (VAT)		£528.08
£11,210.34	£5,524.86	Sub totals	£7,500.00	£5,739.77
£5,685.48		Excess income over expenditure	£1,760.23	
£14,650.99		Bank Balance brought forward	£16,411.22	
Richard Netherclift		Ruth Kinderman		
Chairman PC		Responsible Finance Officer		