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PARISH COUNCIL MEETING MINUTES

Minutes of the Full Meeting of Lyneham & Bradenstoke Parish Council held at Bradenstoke Village Hall on Thursday 3rd August 2023 commencing at 7:00pm.

MEMBERS PRESENT: Frank Ball [FB], Shendie Green [SG], Stuart Bernard [SB]

OFFICER PRESENT: Elizabeth Martin [EM], Clerk to the Council

CHAIR: Frank Ball [FB]

APOLOGIES: None

ABSENT: David Leuty [DL], Rod Gill [RG1], Ron Glover [RG2], John Williams [JW]

Meeting Commenced: 19:02

CM23/177 **TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE**
David Leuty [DL], Rod Gill [RG1], Ron Glover [RG2], John Williams [JW]
Absent
The Council considered the current situation with Cllr Leuty and a motion was moved to approve his absence.
Proposed FB. Seconded SB. Agreed.
IT WAS RESOLVED THAT Cllr Leuty's Absence Be Approved Based On Personal Circumstances

CM23/178 **DECLARATIONS OF INTEREST & APPLICATIONS FOR DISPENSATION**

CM23/179 **PLANNING**

CM23/180 **To Consider The Following Planning Requests**

[PL/2023/06051](#)

Proposal

Erection of steel barn on permeable hardstanding.

Site Address

Land East of Thickthorn Farm, Preston, Wilts, SN15 4DY

Application Type

Full Planning Permission

Outcome

Postponed to next meeting as no information available on Wiltshire Planning Website.

[PL/2023/05829](#)

Proposal

Single storey front utility room extension and erection of garage outbuilding with ancillary living accommodation above.

Site Address

The Hollies, Preston, Chippenham, SN15 4DU

Application Type

Householder Planning Permission

Outcome

No Comment

CM23/181

IN VIEW OF THE CONFIDENTIALITY OF THE FOLLOWING ITEMS, TO CONSIDER A RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC FROM THE MEETING IN ACCORDANCE WITH THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960, IN ORDER TO DISCUSS THE ITEMS IN ACCORDANCE WITH STANDING ORDER 3(D)

Proposed SB. Seconded SG. Agreed

IT WAS RESOLVED THAT In view of the confidentiality of the following items, that the press and public be excluded from the meeting in accordance with the public bodies (admission to meetings) act 1960, in order to discuss the items in accordance with standing order 3(d)

Proposed SB. Seconded SG. Agreed

IT WAS RESOLVED THAT Cllr. Alison Bucknell be permitted to remain and attend the in-camera session.

CM23/182

TO DISCUSS AND AGREE NEXT STEPS REGARDING THE SECTION 38 APPLICATION, GREEN FARM

EM presented an update on the options.

The developer's proposal is for a compensation land offering as part of land Title WT422970 and replacement land (to replace the commons verge on the Chippenham Road) adjacent to the proposed development.

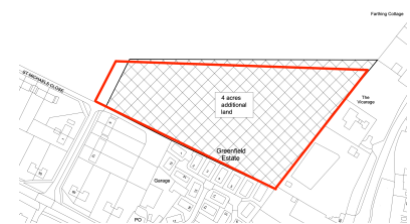
The replacement land will be registered as Common, and the road verge (currently Common) will be de-registered – the land will effectively be swapped.

The compensation land is approximately 4 acre, adjacent to the Greenfield Estate.

The compensation land will be owned and managed by the Parish Council. The replacement land is likely to be owned by the Parish Council, but this is to be determined. Regardless of ownership, the replacement land will be Common and open to all residents of the Parish.

Council were content with the offering but asked that the following points be raised with the developer:

- That the compensation land has vehicular access from St Michael's Close. The access should be unrestricted and via the existing entrance that lies opposite the end of the close (travelling NNE). The left turn on the Close is highway, but the right turn at the end (travelling Easterly) is private. Therefore, the only possible option would be through this entrance.
- The Council would like to have the entranceway included in the proposed transfer. Access to the field is assumed to be, for agricultural use of the field, from Chippenham Road. and therefore, the access could be part of the transfer without detriment.
- The Council would prefer the replacement land run along the boundary with the current Common (along the ditch) to effectively make the current Common "wider" rather than having a piece that is at a right-angle - i.e. running NW-SE - as shown marked red.



The Council also asked for the developer to share a without-prejudice draft contract for internal review so that Council can review and understand any overages, uplifts or conditions attached to the transfer.

EM updated that the developer will likely now proceed with a revised Section 38 request to the secretary of state.

Proposed SB. Seconded FB. Agreed

IT WAS RESOLVED THAT

The Offer Of Compensation Land Be Accepted In Principle

The Offer Of Replacement Land Be Accepted In Principle

That The Points Above Be Proposed As Amendments

That Full Vehicular Access To The Compensation Land Is A Condition Of Acceptance

That The Proposal Be Accepted In Principle Subject To Contract Review and Favourable Outcome Of The Section 38 Request.

Meeting Closed: 20:10

Public Participation

Email question received regarding work on B4069. This will be answered directly by the Clerk.

These minutes are accepted as a true and accurate record: -

Signed _____

Date _____