

A meeting of Holt Parish Council was held at the Village Hall on Thursday 28th April 2016.

Present: Cllr. Becky Stevens, Cllr. Andrew Pearce, Cllr. Marsha Nicholson, Cllr. Bob Mizen, Cllr. Steve Siddall, Cllr. Richard Goodman, Cllr. Robin Paice, Cllr Halma Hughes, Cllr Phillip Game.

In Attendance: Cllr. Trevor Carbin.

Apologies: Cllr. David Cullop, PCSO Andrew MacLachlan.

The Chairman opened the meeting by paying tribute to the late Cllr. Mervyn Osman, who sadly died on 14th April. Those present then stood to observe a minute's silence in Mervyn's memory.

Open Meeting: Mr. Martin Tidman, Principal Planning Engineer, Wessex Water, gave a presentation on the work which has been done in the village to alleviate flooding problems. All drains and sewers have been checked, cleared and repaired where necessary. Checks have been carried out to verify the computer model of the drainage system in Holt and all necessary work has now been completed with the exception of a drainage problem in Bradley Lane. The standard of the sewage system in Holt will continue to be monitored.

Mr. Tidman stressed the need for members of the public to report problems to Wessex Water to ensure that they maintain a good service. The number to ring is 0345 600 4 600. The clerk to advertise the number through the Magazine and the website.

The Chairman thanked Mr. Tidman.

Cllr. Trevor Carbin said that a meeting regarding the Community Governance Review will be held on 11th May 2016.

Closure of B3107 – this will now be a full closure, not partial as originally stated. The Clerk to follow up with Mr. Philip Tilley querying how full closure of the road can be justified and why it is due to be closed for 20 weeks.

Bus consultation – this has now closed and results are awaited.

PCSO Andrew MacLachlan has submitted the following report:

Current Priorities Over the period since our last report, we have been looking at how we can develop our Community Policing Team (CPT) and have held several staff engagement sessions across the teams. In addition to this, we have met with a number of community groups and listened to their views. It is clear that across all of the forums we have engaged with, we are all sharing a common goal of “keep me safe, protect my community”. We are looking at improved ways to communicate via a number of channels that are open to us, from social media to face to face meetings. We will continue to balance our resources against the threats, harms and risks in your community, working in line with our control strategy to address the issues that matter to you. We have moved away from a statistics

lead report but be assured, if it is happening in your community and affects you, we will tell you.

The end of March will see us entering the pre re-election period for the Police and Crime Commissioner, also known as purdah. It is important to stress that it is business as usual for the Wiltshire Police. Your local CPT are apolitical and we are here to work with our communities to address the issues that are most important to you, as I am sure you will appreciate it is not for us to comment on the upcoming elections.

Community Messaging Below is a link to Chief Constable Mike Veales monthly column which was posted onto the Community Messaging forum <https://www.wiltsmessaging.co.uk>. This highlights the areas recently covered in our previous community reports. I would encourage you all to sign up to the Community Messaging as it is a key component of how Wiltshire Police are looking to engage with our communities. This month we have seen bulletins around action fraud, child sexual exploitation, and the force bravery awards as well a number of witness appeals.

https://www.wiltsmessaging.co.uk/da/140468/Chief_Constable_Mike_Veales_monthly_column_March.html

As always, we welcome any feedback that you may have and it is important to hear your views in how we can find the balances and address the issues that affect your communities.

Please continue to leave your feedback at feedback@wiltshire.police.uk

Any Relevant Series Crime Exceptions are the volume of crime that exceeds the levels we would expect over a specified period. This is based on evaluation of data, over like to like periods historically.

The only crime exception for the month of March relates to offences of Possession of Offensive Weapons. Although this shows as an increase, this actually relates to a single incident, whereby a male was found in possession of a knife. This was an isolated incident, to which there was no risk to the public. As a result of this, a 24 year old male from the Devizes area has been charged with Possession of a Bladed Article and bailed to appear before court.

Local Crimes *Crime statistics 27th March – 27th April 2016* There have been 33 reported incidents for the Bradford Rural beat of which 1 occurred in Holt. This compares with 39 reported incidents for the Bradford Rural beat of which 1 were relevant to Holt in the last report. These are broken down as follows (previous period in brackets):

Crime	Rural beat	Holt	Comments
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Anti Social Behaviour (personal)	2 (1)	0 (0)	102/16
Anti Social Behaviour (Nuisance)	2 (1)	0 (0)	
Burglary	1 (2)	0 (0)	
Fraud	2 (1)	1 (1)	
Drug Offences	2 (0)	0 (0)	
Criminal Damage	2 (8)	0 (0)	
Public Order Offences	1 (0)	0 (0)	
Theft and Handling	5 (4)	0 (0)	
Violence against the person	7 (5)	0 (0)	
Other	0 (0)	0 (0)	
Concern for Safety	1 (0)	0 (0)	
Domestic related	2 (5)	0 (0)	
Suspicious circumstances	1 (1)	0 (0)	
Transport related	5 (11)	1 (0)	27/03 – Beckerley Lane. RTC minor injury. Offending car left without stopping. Some leads were followed up, but now closed no further action.

Other incidents of interest It is encouraging to report just one non dwelling burglary in Westwood. **Success Stories** Nothing specific to report.

In closing Please feel free to give out my mobile number to anyone who would like to contact me: PCSO Andrew MacLachlan 0752 897 2236 “Like” our Facebook page – Bradford on Avon NPT. Sign up to Community Messaging at www.wiltsmessaging.co.uk

<https://www.police.uk/> This link will allow you to check stats in more detail for your area, and all surrounding areas. Community Coordinator Pc 1140 Mark Hough : mark.hough@wiltshire.pnn.police.uk Deputy Sector Head Ps 1801 Louis McCoy : louis.mccoy@wiltshire.pnn.police.uk Sector Head Insp 2517 Brain : james.brain@wiltshire.pnn.police.uk

Declarations of Interest and Dispensation: Cllr. Bob Mizen declared an interest in St. Katharine's Church planning application.

Minutes of the Meeting Held on 28th March 2016: The minutes of this meeting were approved and signed with one amendment: Page 85 – Accounts: delete payment to Quartley Surveyors.

Matters Arising: Cllr. Andrew Pearce has contacted the Planning Department regarding the consultation with residents affected by the Tannery development; letters have now been sent to those concerned and the deadline to respond extended for those affected.

Yellow hippo bag, Playing Fields – this has now been removed.

Damaged swing – the report regarding this came from Wiltshire Council and the person reporting it has remained anonymous, hence a letter could not be sent to them.

Dead tree and rope, the Playing Fields – the rope has been removed and the tree is not dead.

Planning:

- i) **Report:** Planning Application 16/01494/FUL, 398 Ham Green – This was approved. The material used has to be approved.
Planning Application 16/01246/FUL, The Coach House, Ham Green – this application has now been withdrawn.
Planning Application 15/10812/FUL, 278 The Gravel – Highways have approved the access to the site.
- ii) **Tannery Development:** The planning committee has met with the developers and planning officers. The requested boundary extension shows that Phase 1 will be partly outside the existing boundary of the Area of Opportunity and Phase 3 will be wholly outside. After lengthy discussion it was proposed, seconded and unanimously agreed that the draft letter presented by Cllr. Steve Siddall (see below), should be sent to Wiltshire Council. A decision regarding the area outside the boundary has not been voted on and Wiltshire Council has agreed an extension to this because of the lack of the viability study from the developers.

Holt Parish Council Comments on 16/01306/OUT The Tannery Holt

You kindly agreed to allow Holt Parish Council to submit final comments on the Tannery proposal by 29 April 2016. As per your e-mail of 26 April 2016, we will withhold our support or opposition to the proposed extension of the boundary until we have had chance to evaluate the Viability Assessment.

Holt's Neighbourhood Plan (HNP) is in Draft awaiting Planning Inspector comment and therefore carries some planning weight. The Plan was written with a focus on the development of the Tannery

site. We support the proposed development in principle but take issue on details that could be resolved by amendment to the application or by appropriate conditioning of the approval.

The Tannery sits within an Area of Opportunity (AoO) initially designated for mixed use development in the West Wiltshire District Plan. The Core Strategy para 5.36 retains this policy (An 'area of opportunity' in Holt (designated in the West Wiltshire District Plan) will be retained as it continues to offer a suitable location for mixed use development in accordance with Core Policy 1. Development of this site should be delivered through a comprehensive master planning process, and should be focused on providing live/work or local employment opportunities to help reduce the need for commuting). Despite this policy, a large portion of the AoO was developed in the last decade as high density housing (The Spa) and Holt PC is keen to avoid a repeat of this on the Tannery site.

We are concerned that the proposed commercial development may be found to be not viable and revert to housing. We have seen this happen at The Spa in Holt (part of the AoO) and Kingston Mills in Bradford on Avon. The leisure provision in this proposal would appear to be ambitious and there may be conflict with the already established Glove Factory Studios commercial offering. We would like to see this development carefully and tightly controlled by condition through a phasing plan. We request that the start of Phase 2 is conditioned on a reasonable proportion of Phase 1 commercial properties being occupied and viable. Similarly the Phase 3 start should be conditioned on the commercial success of Phase 2. We would like to see an Impact Statement for the proposed Bar (253m²) in accordance with Core Policy 48.

Traffic is a major issue in Holt with over 10000 vehicles per day passing the junction of The Midlands and the B3107 in the centre of the village. There are 45000 visitors a year to the National Trust Courts Garden sited at this junction. The application includes proposals for modification of this junction which we would like to see conditioned for completion before the site building commences. We would also like WC Highways to consider improvements to the eastern junction of the Midlands and the B3107.

We would request that a condition be applied that HPC will be consulted before the Construction Traffic Management Plan is approved.

There have been significant floods in Holt from the Brook. We note that the surface drainage for the site is to be held and then released into the Brook above the village. We would like it to be confirmed that this will not exceed the flow limits designed into the Glove Factory Flood Alleviation Scheme. Mr Steve Scothern of The Highways Department was the officer who approved the alleviation scheme.

We are concerned that there is insufficient on-site commercial parking. Experience at the Glove Factory Studios has shown that the formula applied to calculate the parking requirement fell far short of the actual need. We request that a condition be applied requiring actual demonstration of adequate commercial parking provision in Phases 1 and 2 before the commencement of Phase 3. We would also request that the "Canteen" site parking be delivered before the building work

commences. The Midlands in this area is heavily congested now and this would provide parking for some of the need that is currently met by the parking area in the Tannery.

It is proposed that the loading bays on Brook Lane (between Glove Factory and Tannery) be brought back into use. Brook Lane is a narrow single track cul de sac with no turning area which also forms part of Footpath Holt 7. It joins the Midlands at a busy blind bend that is also the entrance to the Glove Factory Studios and a much used pedestrian access to the Recreation Ground and play parks and Dawes Pond. This proposal should be subject to careful expert scrutiny on safety grounds.

We understand that affordable housing has not been included in the application at this stage due to affordability/viability. Ideally, a small number of affordable homes should be provided in the development. Should this not be possible, the village has an identified site already purchased by a housing association suitable for 12 houses. The last housing needs survey for Holt was conducted in March 2012. We would like to see any affordable provision backed up by current established local need.

Village Facilities Committee:

i) Report:

- Work to the Roundabout still to be done. A suitable contractor is being sought.
- Climbing net installed back to front, hence clips keep breaking – Playforce to be informed. Cllr. Mizen to draft letter to Playforce.
- Sloping Board – Garry Aland to clean sloping climbing board and coat with anti-slip paint.
- Uprights on climbing net – maintenance work to be carried out.
- Works to trees – previously agreed. Phase 2 to commence.
- Topsoil to the value of £100 has been ordered.

- ii) Box Steam Fest:** All aspects of insurance, risk assessment, etc. will be covered by Box Steam Brewery. The majority of the funds raised by this event will go to Dorothy House Hospice and a smaller amount to the Parish Council. PC to consider contributing funds to the proposed skateboard park.

Highways and Streetscene Committee Report: A meeting has not been held.

- Cllr. Marsha Nicholson has circulated an update on progress with Footpath 31; the Rights of Way Officer expects work on this to be completed by 31st May 2016.
- Path Improvements Grants – Cllr. Nicholson asked for suggestions and reminded people that matched funding is required together with the agreement of the landowner.
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- Cllr. Andrew Pearce reported that the traffic survey was carried out today. Results awaited.
- A letter has been sent to Highways regarding the need for repairs at Forewoods Common and a response awaited. Cllr. Trevor Carbin was asked to follow this up on the Council's behalf.

Cllr. Robin Paice expressed concern about the lack of railings on the footbridge over the Brook. It has previously been agreed that a risk assessment will be done once works to Dawes' Pond have been completed.

Bowls Club Lease: Agreement has been reached between both parties that the addendum (see below) to the 2009 lease would be an acceptable way forward. After discussion, it was proposed, seconded and agreed, all in favour with the exception of Cllr Steve Siddall who voted against the proposal, that Messrs McCloy, Solicitors should be asked to look at the proposal and that up to £300.00 should be spent on legal fees.

LEASE OF BOWLING GROUND AT HOLT PLAYING FIELDS

I am writing to you to clarify the leasehold position between Holt Parish Council and The Trustees of Holt Bowls Club.

In 2009, both parties entered into a new lease. This lease superseded the previous lease, dated 1 January 1998, albeit that this previous lease was not formally surrendered.

Unfortunately the new (2009) lease, was deficient in a number of areas. The most important points being:

1. The exact start date of the lease is unclear. The front page is dated 1 September 2009; Part 1 of the lease states 27 August 2009; in Part V the Commencement Date is blank. It is hereby agreed that the commencement date of the lease is 1 September 2009.
2. There is a major omission in that the lease refers to a term. In other words, a certain period of time, being the length of the lease. That term is not defined. It is a generally held belief that the intention of both parties was that the lease should be for a reasonably long period. The term of the lease is now agreed as 25 years, from 1 September 2009, giving an end date of 31 August 2034.
3. Sections in the Second Schedule, concerning the rent and rent review are confusing. In addition, some definitions in this section are unclear or missing. In particular, the initial rent would appear to have been set at £350 per annum, and increased annually by indexation. There is also mention of a review after five years, but it is not clear how this review is consistent with the annual indexation process. It is now agreed as follows:
 - Rent is payable annually in advance
 - The rent for the year ending 31 August 2016 is £500

- In subsequent years, the rent shall be set by applying the annual increase in the latest published Retail Prices Index prior to 31 August of that year, to the rent for the previous year.
- There shall be not further rent reviews, apart from indexation described above, until the end of the lease.

Whilst there maybe other deficiencies, these are considered less relevant, and should the need arise, capable of being resolved by mutual discussion between the two parties.

For the avoidance of doubt, the overall purpose and intention of this letter is to clarify some of the terms of the lease signed in September 2009 to create an effective working document.

For and on behalf of Holt Parish Council

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Accepted and agreed by The Trustees of Holt Bowls Club

Skateboard Park: It is proposed that a decision will be made at the next meeting. In the meantime, the Youth Club would appreciate some recognition from the Parish Council that they have their support for a skateboard park in the Village. This was confirmed.

Footpath Adjacent to Second Sports Court: It was previously agreed between the Parish Council, Holt Sports and Recreation Committee and Mr. Nick Kirkham, Glove Factory, all of whom are contributing to the cost of the path, that hoggin should be laid. Unfortunately, without the knowledge of either the Parish Council or HSRC, the contractors laid pea gravel; this has not been successful and Mr. Kirkham has now suggested that initially half of the pea gravel should be removed to see if that rectifies the problem. It was generally felt that tarmac would be the best surface.

It was proposed, seconded and agreed, (Cllrs. Marsha Nicholson and Halma Hughes abstained from voting) that there is nothing to lose by letting Mr. Kirkham remove half of the gravel, during which time quotes for tarmacking should be obtained and negotiations held with HSRC to secure more funding. Removing the gravel is part of the process for preparing the path for tarmacking.

To be discussed at the next meeting.

Community Governance Review: Trowbridge Town Council is proposing to change the Holt boundary to include Ladydown Farm within their boundary. This Council has previously objected to the proposal and intends to fight Trowbridge Town Council over their proposal. Cllr. Becky Stevens to progress and contact affected residents.

Correspondence: All dealt with previously.

96/16

Village Inspection Report: Cllr. Marsha Nicholson has circulated her report. The Village is generally tidy. The railings on the high pavement in need of painting.

Accounts for Payment: Following accounts were approved for payment:

Robert Quartley	£600.00	(VAT £100.00)
Grist Environmental/Waste Collection	£ 4.80	(VAT .80)
Protect Fire Equipment Ltd/ Pavilion Safety Inspection	£105.36	(VAT £17.56)
Wiltshire Council/ PIGS Grant Scheme	£178.43	
G. Aland/Caretaking	£259.91	
G.Aland/Ground Maintenance	£483.00	
JM Beale	£432.83	(VAT £4.00)
Remuneration	£355.71	
Fixed Expenses	£34.62	
Stationery	£24.00	
Telephone	£18.50	

Any Other Business: Cllr. Robin Paice offered his apologies for the next meeting. Cllr. Halma Hughes asked if Committee meetings are 'open'; they are not as no decisions are made.

