



## BOX PARISH COUNCIL

### A MEETING OF THE BOX HILL & RUDLOE OPEN SPACES COMMITTEE WAS HELD ON 18<sup>th</sup> OCTOBER 2021

- 1. Present:** Councillors: D. Wright (Chairman); R. Case; R. Davies; N. Ingledew;  
I. Johnston; M. Tye; B. Walton;  
Unitary Cllr D. Walters  
Mrs Carey (Clerk)
- 2. Apologies** Cllr S. Parker
- 3. Public Question Time:** There was one member of the public present.  
Mr Paul Turner referred to the GreenSquare public consultation held on 22<sup>nd</sup> September. He had set up an alternative table and had received 59 signatures from people who do not agree with the project going ahead. He explained the timescale for the GreenSquare proposals: Yr1/1½ - Demolish the Community Centre; build on the Green; build new Community Centre. Yr1½/2 – Move residents into new housing and demolish the old ones, build more houses Yr2/2½ - provide green space – less than existing. He explained that the residents in the flats had no gardens and the people in the maisonettes had limited outdoor space. The Green would be removed and there could be up to a three year period with no grassed play area. There is also only one entrance from the B3109 onto the site. He queried what mitigation GreenSquare had to account for families losing their outdoor space for up to three years.
- 4. Declarations of Interest:** Nil
- 5. Walkround:** The Committee had met and walked round Lacy Wood prior to the meeting.
- 6. Minutes:** The Minutes of the Meeting held on 16<sup>th</sup> August 2021 were taken as read and signed as being a true record
- 7. Matters Arising:** Issues – see attached

  - a. Risk Assessment:** Cllr Wright had fully updated the Risk Assessment for the Common, Lacy Wood and work on the Rights of Way
  - b. Lacy Wood:**  
Plaque for Tim Kerr – Cllr Davies to liaise with Cllr Smith
  - b. Box Hill Common:**  
Creation of parking space:  
The Risk Assessment had shown that the wall could fall onto cars. An application for funding from the Farming in Protected Landscape had been drawn up. The work will include taking off the top of the bund; building a retaining wall in Ashlar stone; putting down a layer of mendip dust to make the parking area more defined and creating a sink hole to aid drainage. Quotations received with the preferred option being from Russell Bufton in a sum not to exceed £54,000.  
The alternative scheme, if funding was not successful, would be to redefine the boundary and push the bund backwards. A quote for this was in the

region of £4-8K.

It was stated that the original plans for the car park had not been very good and the Council should have had an agent to follow this through. At the present time the car parking area does not comply with the planning permission. Additional planning permission would need to be sought for the building of the retaining wall.

Cllr Case reported that a survey of all the residents had been carried out some time ago to ascertain what their preferred options were.

It is **recommended** that an application for funding be made to the Farming in Protected Landscape for £54K.

Seats: The seat next to the GWR seat will need replacing next year. The seat in memory of the Woodgate family needs preservative.

- c. **Japanese Knotweed**: Continue to monitor. There is no sign of this at the present time.
- d. **Boundaries by Albion Terrace**: Continue to monitor
- e. **Restoration of the retaining wall at Albion Terrace**: The Risk Assessment had shown that there was a risk of the wall collapsing. A grant from the Farming in Protected Landscape had been rejected as this is a safety issue and therefore a potential insurance claim.

The proposed risk management action plan is as follows:

- The Parish Council seeks guidance in order to determine if the repairs/restoration of the retaining wall is covered by the Parish Council's insurance policy
- The Parish Council instructs a qualified structural engineer to conduct an appropriate due diligence inspection of the wall and provide recommendations – at a not to exceed cost of £100
- The Parish Council allocates a not to exceed figure of £10k in order to deliver the recommendations of the due diligence activity – if not covered by the Parish Council insurance policy. The exact not to exceed figure will be determined by open competition in accordance with the Council's procurement policy
- The Parish Council determines ownership of Albion Terrace road
- The Parish Council provides warning to vehicle owners of the risk posted by the retaining wall.

It is **recommended** that the above Action Plan be adopted.

- f. **Clearance and processing of the Ash sapling on the Lower Common and creation of wild flower meadow**: Three quotations had been sought and after discussion it is **recommended** that the preferred option would be from Tree Parts in the sum of £14850 + vat. An application for funding will be submitted to Farming in Protected Landscape to cover this work. The application will be combined with the funding for the work to the car park. The work will open up the area and create a large wildflower area and create more biodiversity.
- g. **Clearance of brash and coppicing of hazel stools adjacent to F39 in order to open up the ground**: This work will be carried out on 27<sup>th</sup> October from White Ennox Lane to the Common. The Cotswold Wardens will liaise with the Groundsmen for this work.
- h. **Ash Trees**: There is an Ash tree adjacent to a property on F39 which could cause damage. It was reported that these had been inspected by a Tree Surgeon earlier in the year and he had felt that this tree was ok. It was agreed that there should be a tree log book to make a note of all work to trees.

It was agreed to put the following items into the budget:

- £2000 to be put into the budget for work to the Ash Trees. Quotations to be obtained for this
- £1000 to be added to the budget year on year for five years to build up reserves
- Negotiate a call off contract with an appropriate tree surgeon that will enable the council to call off the services in order to pollard, coppice, fell trees without the need to apply the Procurement Policy each time. Money to be included in the budget for this
- £1000 to be included in the budget for a tree survey to be carried out in Lacy Wood and on the Common.

It was agreed that any trees felled should be replaced with a new tree.

It was reported that dead branches are falling from a tree in Tanglewood are falling over the footpath. Clerk to write to the owners.

- Application for kissing gates:** The application for funding for 10 kissing gates made to Farming in Protected Landscape had been approved. The landowner's approval and land register number for where the kissing gates are to be installed needs to be obtained.
- Update on Walking Map:** The design and map will cost £260 and the production costs for 5,000 leaflets will be £600. The cost of the map has been sponsored by Real World Studios and more sponsorship is being sought to cover the production costs

#### **8. Items for discussion:**

- Box Hill Common Conservation Plan and resource estimate:** A copy of the draft Box Hill Common Conservation Plan had been circulated. The work required on the Common needs to be quantified. The work would be carried out by the following:
  - Parish Council Groundsmen
  - Cotswold Wardens
  - Contractors
  - Local volunteers/Community ServiceThe draft Conservation Plan was agreed.
- Forward Plan:** The Forward Plan for the management of the Common and Lacy Wood had been updated. This will run in conjunction with the Box Hill Common Management Plan and the Lacy Wood Management Plan and any cost implications will be fed into the budget.
- Climate Strategy Action Plan:** The members discussed how this could be applied by the Committee. The following points were agreed:
  - To look at improving biodiversity on the Common – creation of the wildflower meadow
  - Look at how the Groundsmen use their equipment to mow the grass and cut the wildflower area

#### **9. Rights of Way:**

##### **Matters Arising:**

- Clearing of footpaths:** On-going.
- Monitoring of footpaths:** Committee members to monitor some of the paths
- Work carried out by Cotswold Wardens:**
  - Footpath 18** – Renovation of the path. The Cotswold Wardens have already laid 25 tons of scalpings and 10 tons of mendip dust. The work should be completed by 27<sup>th</sup> October. There had been good feedback from parishioners
  - Footpath 75:** The Cotswold Wardens to look at replacing the stile with a

kissing gate

Footpath 47b/55 Hazelbury Manor: The landowners are not agreeing to any of the work and the footpaths are in poor condition

Footpath 59 and 60 – Hazelbury Manor: The land owner had been asked for permission to repair the footpaths.

Footpath 20 – Lower Rudloe Farm to Mills Platt: There is excess water on the path. The Rights of Way Warden has been ask to look at this

Footpath 22a: There is an issue with a large Ash tree. This is the landowners responsibility.

Footpath 56 – Wadswick Lane to Chapel Plaister: The Cotswold Wardens were looking to put a kissing gate in to replace the stone stile but the landowner is not agreeable to this as he keeps sheep in the field.

d. **Dangerous tree on footpath by Henley Court**: The Rights of Way Warden, Paul Millard, is dealing with this.

e. **Footpath 33 on the Lower Common**: The Committee had looked at this. The footpath is impassable and is no longer needed. It had been agreed that the Parish Council asks for this path to be diverted to go up the line of the steps.

#### **10. Management of the Rudloe Area:**

a. **Rudloe Regeneration project**: Cllr Wright reported on the event hosted by GreenSquare on 22<sup>nd</sup> September. A copy of the leaflet showing the proposed project was circulated to Committee members.

The following points had been raised with the project manager:

- GANT Chart describing the various phases of the project is not yet available as the pre-application has yet to be approved.
- There is only a single point of access with considerable risks involved, particularly around school hours.
- Box PC will be responsible for the management of the Rudloe Green and Rudloe Play area - due diligence and cost implications.
- Box PC Wiltshire Council will encourage the new development to conform with the Wiltshire Council and Box Parish Climate strategy:
- The Community Centre will be managed by a charity for the benefit of the community.
- Two potential tenants have approached GreenSquare regarding the Rudloe Shop.

Concerns were express about the vulnerability of some of the families whilst the work was being carried out and it was asked what the Parish Council could do.

Cllr Davies stated that he had received an email stating that the S106 money could be spent on a Community building not in the ownership of the Parish Council.

After discussion it was agreed to **recommend that:**

- The Parish Council works closely with Wiltshire Council in order to promote the adoption of the Box PC Climate strategy by GreenSquare in order to improve the energy efficiency of the Rudloe estate development.
- The Parish Council works closely with Wiltshire Council and GreenSquare to ensure that appropriate children's play areas are provided throughout the project.

- The Parish Council works closely with Wiltshire Council to ensure that the 'Single' access road Risk is managed appropriately
- A Parish Council Working Group should be tasked with conducting a robust due diligence exercise in order to determine the Whole Life Cost (WLC) of maintaining the Rudloe Green and Rudloe Play area over a twenty five year 'window'

**b. Disposal of Rudloe Green Space:** A Legal Notice for disposal of the Rudloe Open Space had been advertised in the Gazette & Herald on 7<sup>th</sup> October with the closing date for objections given as the 25<sup>th</sup> October. The Clerk had written to Wiltshire council and because of circumstances specific to the Parish Council in representing local residents, it had been considered reasonable for the Parish Council's comments to be submitted shortly after the deadline. This is on the proviso that comments are received no later than Friday 29<sup>th</sup> October. This will allow this issue to be discussed by the Full Council on 28<sup>th</sup> October.

The Clerk explained that the Legal Notice conforms with the Wiltshire Council Cabinet decision made on 12<sup>th</sup> June 2018. It has been stated that Wiltshire Council has the ability to dispose of the land on the open market if negotiations with GreenSquare are unsuccessful.

Cllr Davies accepted that GreenSquare may need to build on the Green and there would be a need to rehouse people but he felt that a bud could have been made for houses on the Rudloe No 2 site

It was stated that some of the issues regarding the access and the heavy vehicle traffic could be tied as conditions on the Planning permission.

After discussion it is **recommended** that the following objections are sent to Wiltshire Council:

- Box Parish Council strongly opposes the disposal of this publicly owned green space which provides much needed leisure facilities to both adults and children on the Rudloe estate.
- The proposed Green Square development of the site for 51 dwellings to replace 21 existing dwellings will remove the green space for up to five years and the development will place great strain on the single point of access into the site at the junction with the B3019.
- Noting that the primary vehicle and pedestrian route to Broadwood School is also via the B3109 and consequently the increased heavy vehicle 'Plant' traffic will impact on the safety of the children entering and exiting the school.
- Box Parish Council wishes it to be noted that the Rudloe Community Centre Charity Trust as the former leaseholder of the Rudloe Community Centre has not been utilised to continue or to re-invigorate interest within the Rudloe community. Additionally no effort has been made to encourage individuals within the community to take a leadership role of the Trust in order to provide an alternative role for the existing Community Centre.
- Box Parish Council challenges the disposal of the Rudloe Green Space at this time as the Green Square planning application has not been presented for approval.

- Box Parish Council will also work closely with the residents to ensure that any Risks associated with any form of re-development are managed appropriately
- b. **Speed of traffic on B3109:** It had been confirmed at the CATG meeting to agree funding for a speed limit assessment on the B3109 at Rudloe as well as a topographical survey to be completed to investigate the viability of a footway on the south side of the B3109 from Park Place development to the newly installed Toucan crossing. The cost of the speed limit assessment is £2500 (25% = £625) and the approximate cost of a topographical survey is £2000 (25% = £500). The total contribution would be £1125. As this area falls across the boundary of Corsham and Box it would be advisable for both Corsham Town Council and Box Parish Council consider sharing the cost of the contribution at £562.50

It is **recommended** that Box Parish Council pays the contribution of **£562.50**

- c. **Leafy Lane:** It had been agreed by that the following request be submitted:
- That the speed limit be reduced from 40 mph to 30 mph
  - That Wiltshire Council accesses the risk on the road and pursue the issue of a pedestrian crossing to run from Park Avenue to the Dandelion Cafe
- It had been agreed that Unitary Councillor Derek Walters would take the lead on these issues. He will liaise with Cllr Davies and report back to the Parish Council before presenting anything to CATG in case there are any cost implications involved.

**11. Correspondence:**

- a. **Potholes in Albion Terrace:** letter received from a resident regarding the state of the road surface in Albion Terrace and the large number of potholes. It was agreed that as the road is unadopted it is up to the residents to get together to sort this issue.

**12. Items of report and future agenda items:**

- a. It was reported that the reflector strips on the posts on the Common have come off. Clerk to ask the Groundsman to replace these using tacks instead of the sticky ones
- b. Councillors were reminded to clean the notice boards
- c. The Groundsman was asked to cut the area by the snowdrops
- d. Apologies – Cllr Tye gave her apologies for the Full Council meeting
- e. Cllr Tye requested a metro count be carried out on Leafy Lane to enable the Speedwatch to hold sessions there
- f. It was reported that there are cracks in the pavement by the bus stop at The Bassetts with mud seeping through.

**13. Date of next meeting:** 13<sup>th</sup> December 2021

**Chairman**

*Meeting closed at 9.35 pm*