



## BOX PARISH COUNCIL

### **MINUTES OF THE COUNCIL MEETING** **HELD BY ON 28<sup>th</sup> OCTOBER 2021**

**1. Present:** Councillors: S. Parker (Chairman); A. Barton; R. Campbell; R. Case;  
J. Clifford; R. Davies; N. Ingledew; I. Johnston; H. Parker; B. Walton;  
T. Walton; D. Wright  
Unitary Councillor: B. Mathew; D. Walters  
  
Mrs M. Carey (Clerk)

**2. Apologies:** Councillors: R. Smith; M. Tye; A. Woollard  
The apologies were accepted.

The Chairman announced the recent death of Barry Sims who had been a Parish Councillor from 2002-2014 and 2017-2018. He had been Vice Chairman for two years from 2008-2010. The Councillors had a few moments reflection in memory of him

**3. Public Question Time:** There were two members of the public present.  
Cllr Walters spoke at this point as he had to leave the meeting early. He felt that it was a mistake to develop the Rudloe Estate. The green area was well loved and a number of people had formally objected to the disposal of this. He was arranging meetings with Simon Hendy and the Cabinet Member for Estates to discuss this. He hoped that the Parish Council recognized the objections and supported the proposal made. He left the meeting.

Mr Paul Turner reiterated what he said at the recent Box Hill & Rudloe Open Spaces Committee meeting. He stated that 105 people had sent in representations in 2019 for the green to be declared a Village Green and there was considerable opposition to the disposal of the Green. He had set up an alternative table at the present public consultation and had received 59 signatures from people who did not agree with the project going ahead. If the plans come to fruition the Green will be lost for up to three years. The estate would be subjected to demolition traffic coming and going with only one access route.

He stated that the agreement for the S106 monies for Dickens Gate did not mention the Pavilion and this is not where the people of Rudloe wish to money to be spent.

**4. Chairman's announcements and declarations of interest:** There were no announcements or declarations of interest.

**5. Minutes:** The Minutes of the Extraordinary Council Meeting held on 23<sup>rd</sup> September 2021 were agreed as being a true record with one amendment. The Minutes of the Council Meeting held on 30<sup>th</sup> September 2021 were agreed. Both Minutes were signed.

**6. Matters Arising:**

**Climate Strategy Working Group:** Cllr H. Parker reported that she and Cllr T. Walton would be attending a seminar on Climate Change.

The Working Group had met. It was reported 800 trees would be delivered to Wadswick Farm and heeled in ready to be planted. There could be grants available for the electric charging points and this was something that the Highways Working Group could look at. The Working Group had allocated different actions to each of the Committees and this will be circulated to Committee Chairs.

Clls D. Walters; T. Walton and N. Ingledew would attend the Corsham Area Liaison Group along with Corsham Town Council; Lacock Parish Council and the Corsham Alliance.

It was stated that the Councillors need to look at the issues as individuals ie could they walk to meetings etc.

Bulbs had been purchased and these would be planted on 7<sup>th</sup> November.

It was asked how many electric charging points there were in the Parish. There is currently one at the Quarrymans Arms.

It was also stated that there are currently still some parts of the community that were not on line or no laptops etc. and how could the Parish Council get information out to them. Cllr Parker replied that she would raise this at the Seminar. Cllr Wright felt that the communication had to be right and people must be informed on the benefit of change.

It was suggested that there could be an open meeting for the public.

Cllr Mathews stated that with regard to the car charging points, Wiltshire Council would be supporting communities with more than 10,000 residents – Box did not fall into this, but Wiltshire are willing to work with parishes. There are on going debates about what charging points are needed. It was reported that there are two charging points at Lowden Garden Centre which use solar energy.

**Review of the Website:** Cllr T. Walton gave a presentation on what the layout of the website could look like including more signposting, an interactive calendar and a secure log in area for Councillors to access shared documents. The technical aspect of this needs to be looked at together with the costings. This will be circulated to Councillors and any comments should be sent back to Cllr T. Walton.

It was agreed to look at setting up standard emails for Councillors and the Clerk ie ....@boxparishcouncil.gov.uk

It was agreed to discuss this further and look at putting money in the budget.

**Provision of more allotments:**

Cllr B. Walton reported that local landowners had been approached re the provision of land for allotments. Replies had been received from Real World and the MoD. A suggestion had been that more allotments could be put on the Recreation Ground. The Clerk will contact the owner of the old nursery at White Ennox Lane and the owner of land in Boxfields Road.

It was agreed to put this on as a substantive item for the Full Council meeting in January.

**Committees**

**7. Policy & Finance:** The Minutes of the meeting held on 11<sup>th</sup> October 2021 were submitted and agreed

**Health & Safety Policy:** The recommendation that this be readopted with no changes was agreed unanimously.

**Lodge Tenancy:** The recommendation that the application from the applicant who meets the Council's criteria be accepted was agreed unanimously.

It was agreed unanimously that any further decision on this would be delegated to the Clerk in conjunction with the Chair and Vice Chair.

**Corsham AFC** The recommendation that the additional use of the football pitch by AFC Corsham be refused was agreed unanimously.

**Highways Working Group** An amended recommendation was put that a Highways Working Group be set up comprising the four CATG representatives and any other Councillor who was interested in the Highways issues. This was passed unanimously.

**Leafy Lane**: The recommendation that a contribution of £600 for the Speed Assessment Review on Leafy Lane be agreed was withdrawn.

**8. Playing Fields & Pavilion Management**: The Minutes of the Meeting held on 4<sup>th</sup> October were submitted and agreed.

**Solar Panels on Pavilion**: The recommendation that the quotation from Beazer Electrical Services in the sum of £7663.20 be accepted was agreed unanimously with the caveat that this could be funded from the S106 monies.

Cllr Davies stated that the S106 money should not be used until the Council had all the information.

The recommendation that Cllr Johnston take the lead on overseeing issues relating to the Pavilion was agreed unanimously. This could include the use of the S106 monies.

**Renewal of Bowling Green Contract**: The recommendation that the contract be renewed from 1<sup>st</sup> October to 31<sup>st</sup> March at a cost of £3022.50 + vat was agreed unanimously.

**9. Planning & Conservation**: The Minutes of the Meetings held on 30<sup>th</sup> September and 11<sup>th</sup> October 2021 were submitted and agreed.

**10. Box Hill & Rudloe Open Spaces**: The Minutes of the Meeting held on 18<sup>th</sup> October 2021 was submitted and agreed.

**Lacy Wood plaque**: It was agreed that this be cleaned, repainted and sealed at a cost of £60

**Creation of car parking area**: The recommendation that an application for funding be made to Farming in Protected Landscape for £54K was agreed unanimously.

Cllr T. Walton asked why the Parish Council was in this position and Cllr Case explained the background to this.

**Restoration of retaining wall at Albion Terrace**: The recommended that the proposed risk management action plan be adopted was agreed unanimously.

It was agreed that the wall should be added to the Asset Register.

**Clearance and processing of ash saplings on Lower Common and creation of wild flower meadow**: The recommendation that the preferred quotation from Tree Parts in the sum of £14850 + VAT be accepted and that an application for funding be made to Farming in the Protected Landscape was agreed unanimously.

**Rudloe Regeneration Projection**: The recommendation that the following actions be adopted was agreed by 11 votes in favour and one against.

- 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'

**Disposal of Rudloe Green Space:** The recommendation that the following objections be sent to Wiltshire Council was agreed unanimously:

- 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

**B3109** The recommendation that the Parish Council pays the contribution of £562.50 for the speed limit assessment and topographical survey to be carried out was agreed unanimously.

Cllr R. Davies raised the issue of the letter from Agents re the selling of the Community Centre and asked if the due process had been carried out and why the potential purchase of this had not been discussed by the Council.

After discussion it was agreed that the council should not be going back over something that happened in 2017 but should move forward.

**11. Personnel:** The Minutes of the meetings held on 28<sup>th</sup> September and 19<sup>th</sup> October 2021 were submitted and agreed.

**Training:** The recommendation that the Groundsman attends a level 2 Certificate in felling small trees up to 380mm at a cost of £595 was agreed unanimously.

**Replacement mowers:** The Council discussed the issue of the replacement mowers and whether the Climate Strategy Action Plan had primacy in this issue.

It was stated that the Council should not be looking at petrol or diesel mowers. It should be about looking at the pros and cons of all types of machines and not based just on costs. Consideration was being given to including money in the budget to put solar panels on the tractor shed to enable the Council to use electric mowers. Other Councillors had opposing views and felt that the difference in costings between electric mowers and petrol mowers was too high.

After a lengthy discussion it was agreed that the procurement policy includes the requirements of the Climate Strategy Action plan. It was agreed that the Climate Strategy Action Plan recently agreed by the Council does have primacy.

**12. Urgent Correspondence:**

**a. Parking Spaces at Cemetery Lodge:** Letter received from the contractor stating that the cost to complete the parking spaces with the resin bonded stone would be £1916.67 + vat. This was above the previously agreed figure due to the delay in getting the work carried out during the

lockdown and the increase in the cost of the resin. The Council had budgeted £4500 for the workout of which £3000 + vat had been spent on the base and tarmac. The Council agreed that the work should be completed which would result in an overspend of £416.67 + vat

- b. **Rustic Cottage, Box Hill**; Following the decision taken at the last Council meeting the Clerk had contacted the new owners solicitors regarding the release of the covenant from the deed. The solicitors have stated that a Release of Covenant Deed would need to be prepared at a cost of approximately £500 which could be shared by the Council and the owners. After discussion it was agreed to take independent legal advice to establish whether the Release of Covenant deed was necessary.
- c. **West end Beech Road, junction to A4**: Request for metrocounts on Beech Road and the main A4 and to consider requesting a larger road turning sign be erected on either side of the junction. To be taken up by the Highways Working Group.

**13. To receive any additional accounts for payment:** The additional accounts for payment were agreed

<u>Cheques</u>			
Mr C. Cunningham	-	Commission on tennis bookings	286.50
<u>BACS</u>			
VPRecycled Plastic	-	picnic table	507.60
Water2Business	-	Water – Pavilion/Rec Grd	57.48
Westcare Supply Zone	-	Printer cartridge	85.80
CPA Horticulture	-	Wood chipping	490.01
SSE	-	Electricity – Chapel	114.47
SSE	-	Electricity – Pavilion	219.29
A. Bishop	-	Refund cancelled pavilion booking	32.00
Landcare Tree Nursery	-	Tree	74.08
Playsafety Ltd	-	RoSPA reports	248.40

**13. Statement of Balances**

<u>Lloyds</u>		
Current Account	£	21127.99
High Interest account		<u>56900.44</u>
	£	78028.43
Less payments to go out		<u>2077.66</u>
Working balance	£	<u>75950.77</u>
Held on deposit in Lloyds	£	37500.00
<b>Balance in Lloyd</b>	£	<u><b>113450.77</b></u>
Held in <b>BIBS</b>	£	<b>81860.51</b>
Held in <b>Nationwide</b>	£	<u><b>46279.56</b></u>
		<u><b>128140.07</b></u>

**14. Chairman’s Diary, Representatives’ reports and report from County Councillors**

Cllr Ingledew reported that he had attended a meeting of the Selwyn Hall Management Committee.

Cllr Mathew reported that there is still £26804 left in the Area Board budget for grants and urged local groups to apply.

He had met with Paul Thomas from Wiltshire Highways and he outlined the proposed list of roads scheduled for resurfacing, surface dressing or review over the next five years. He will add Church Lane and Barn Piece to the list of proposed works and it was suggested that Cllr Walters could put forward Leafy Lane. The Highways Working Group will look and see if any other roads need to be added.

He reported that he had discussed the possibility of bike routes from Box to Bath with Cllr Wright

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

- It was asked that the use of the Car Park be clarified
- It was reported that the SID had not been displaying “Thank You”

- Councillors were reminded that the Remembrance Day Service will take place on Sunday 14<sup>th</sup> November at 10.45 am

*Meeting closed at 10.10 pm*

**Chairman**

Draft