

MINUTES OF THE MEETING OF CALNE WITHOUT PARISH COUNCIL
HELD AT LANSDOWNE HALL, DERRY HILL
MONDAY 10th February 2025

CALNE WITHOUT COUNCILLOR ATTENDANCE

Present (P): Apologies (A): Did Not Attend (X)

John Barnes (Chair)	P	John Armstrong	X	Lucy Campbell Rogers	A
Pauline Crane	A	Sue Deedigan	P	Rob Hislop	A
Jurgen Kronig	A	Bruce MacInnes	X	Doug Price	P
Ioan Rees	P	Keith Robbins	P	Andrew Turton	A
Philippa Todd	P				

Wiltshire Council Unitary Councillor (Calne South) Sam Pearce-Kearney did not attend.
Wiltshire Council Unitary Councillor (Calne Rural) Ashley O'Neill attended.

510/25 Apologies

To receive apologies.

Apologies were received from Cllrs Turton, Hislop, Kronig and Crane,

It was unanimously resolved to approve the apologies and the reasons for those apologies.

Apologies from Cllr Campbell Rogers were received midway through the meeting.

511/25 Public participation/ Correspondence

511.1/25 Public participation

Opportunity for members of the public to address the Committee.

A resident of Pewsham ward raised the issue of the rollout of highspeed broadband to rural area. He requested that the parish council takes a proactive role to ensure that the parish does not get left behind. Would like to see the parish council taking a regular update role to take lead on working on our behalf to ensure as few as possible get left behind this time.

Cllr Barnes- responded said he has spoken to broadband provider and will put on agenda to formalise approach for the next meeting.

Cllr O'Neill (Wiltshire Council)- gave more update, gigaclear failed to deliver on the contract. project gigabit being carried on by government to bring full fibre to rural areas. He stated he was committed to lobbying on this issue

511.2/25 Correspondence

For the Clerk to report any correspondence not circulated.

There was no further correspondence to circulate.

512/25. Declarations of Interest

Declarations from Councillors of any disclosable pecuniary interest (Standing Orders 13b) or other interest (Standing Orders 13c) in respect of matters being considered by the Council.

No declarations were made.

513/25. Chairman Announcements

The chairman noted that this will be Cllr Rees last meeting of the council so will be out of the country for the rest of the term. Cllr Rees was first elected in 2017 has served as chair and put in a huge amount of energy to the council, would like to take opportunity to give thanks for everything that you have done over the years.

514/25. Minutes

Recommendation: That the Committee approve the [Minutes](#) of the meeting held on 9th December 2024 as a true and fair reflection of the motions agreed by the Committee and the discussion that took place and that these be signed by the Chairman as such.

It was resolved by majority that the minutes were a true and fair reflection of the meeting.

515/25. Clerk Report

For the clerk to update on actions noted in the previous month's minutes.

- Precept request submitted.
- Now working towards the change of councils. Assets will transfer on 1st April, so we need to prioritise the asset survey so we can provide up to date information to the successor councils and do any cleaning/ maintenance as required.
- If there are any outstanding projects that you need help with please speak to me and we can see what needs to be done, need to get as much as possible wrapped up before the election.
- Post office redevelopment on Church Road got planning permission.
- Councillor webinar tomorrow evening, encourage anyone wishing to stand to attend the webinar, I've been informed that the process has changed a little since last election so all worth attending.
- Gully works- please look at email and nominate appropriate sites asap.

516/25. Accounts

516.1/25 Payments

Recommendation that the following payments be approved:

Calne Town Council	Referendum Leaflets 20% contribution	£221.40

And any other payments received since the issue of the agenda.

It was unanimously resolved to approve the payment.

516.2/25 Balance and Expenditure

To consider and approve the [balance and expenditure](#) for the period ending 31st January 2025.

Recommendation: That the Council approves the balance and expenditure for the period ending 31st January 2025.

The balance and expenditure report was unanimously approved.

517/25. Planning – Cllrs

517.1/25 To consider the planning applications currently out for consultation. List below.

PL/2025/00318 PL/2025/00533 Listed building consent (Alt/Ext) Proposed ground floor extension to the west end of the north elevation. New/replacement windows/doors and new rooflights.	<p>Calstone House, Calstone House Road, Calstone, Calne, SN11 8PY</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000BwbFN</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000C67W9</p>
<p>Cllr Barnes – provided an outline to the application.</p> <p>Cllr Price provided more background. – used to be a farmhouse, its suffered in 20th century from additions that were not very sympathetic, owners are proposing extension, which will add to building rather than takeaway, look to add insulation to keep warm and easy to heat, Spoke to owner about it, windows are on site of where window have been blocked up or some new openings. What they are planning to do will enhance not detract.</p> <p>It was unanimously resolved to provide a no objection response and to link the response to the CCNP and NPPF.</p>	
PL/2025/00933	<p>APPLE TREE COTTAGE, 3, SANDY LANE, CHIPPENHAM, SN15 2PZ</p> <p>https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000CJlqj</p>

Consent under Tree Preservation Orders Ash tree - Fell. Pine tree - Fell.	
It was unanimously resolved to provide a no objection response.	
PL/2025/00983 Consent under Tree Preservation Orders T1 - Section fell Pine tree G2 - Section fell x2 Alder trees T3 - Crown reduce Eucalyptus tree by up to 6m	JASMINE COTTAGE, 10, SANDY LANE, CHIPPENHAM, SN15 2PZ https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000CLydW
It was unanimously resolved to provide a no objection response.	
PL/2024/01599 Erection and operation of ground mounted solar photovoltaic panels and associated works	Sands Farm Quarry, Low Lane, Calne, Wiltshire, SN11 8TE https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ30000044ZL3
<p>The councillors discussed the previous concerns raised and the response to those concerns in this updated application.</p> <p>It was noted that there is still an issue with screening, glare and glint.</p> <p>The clauses in the community fund agreement are a concern.</p> <p>Proposal;</p> <p>Calne Without Parish Council would like to submit a qualified objection to the application, due to our concerns detailed below. If these concerns were to be properly addressed, we would support the application as it would be a good use of a redundant landfill site and would make use of existing grid connections.”</p> <ol style="list-style-type: none"> 1. The Pre-Planning Consultation has been poorly executed – this is a statement of fact. No further consultation has been undertaken despite the council’s offer to discuss these issues with the applicant. 2. Construction access route. Whilst this has now been clarified, serious disruption is being caused along the access road by Viridor contractors starting to import material to put on top of the site. No provision was made to clean the wheels of the HGV’s causing mud to be spread all over the highway creating a dangerous road surface – this is contravention of the referendum version of Calne Community Neighbourhood Plan 2 (CCNP2) policy GA1. <p>See notice from Hills regarding the mud on the road below:</p>	

“Statement – Mud on Sandpits Road

Following reports attributing mud along Sandpits Road to Hills’ vehicles, we can confirm that Hills is not responsible. Valencia Waste Management is undertaking works on their restored landfill site (formerly operated by Viridor), on land adjacent to Hills’ Sands Farm operations, and have vehicular right of way through our land to access their site.

The vehicles accessing the Valencia site are responsible for the current excessive mud on the public highway up to the Bug and Spider roundabout. Hills has repeatedly made Valencia aware of the problem and requested they put measures in place to resolve this matter.

We have been in touch with Wiltshire Council Planning Department, who have visited the site and confirmed that vehicles attending the site are the source of the mud.

We have also relayed the issue to the Environment Agency whose remit it is to regulate against the site permit. We understand that they are aiming to visit the Valencia site sometime this week.”

Communications Department, Hills. 21st January 2025

The Construction Transport Environmental Management Plan contains no proposals about controlling mud from vehicle movements and request a condition that the applicant provides a wheel wash to clean the wheels of vehicles and regular use of a road brush, as necessary, to keep the adjacent road network clean.

3. Community Fund. – A community fund proposal has been made. Whilst it is at the low end of what is usual for such solar farms an enhanced contribution should be made to reflect the overbearing impact that the site will have on many houses in Lower Compton and beyond.

a. Issues with break clauses – 7.1 is a break clause which the Parish Council has no influence or control on; 7.2 holds provisions to terminate on failure to meet the requirements of clause 4.6, which is harsh, without any process of prior escalation (such as serving notice).

b. The draft agreement doesn’t appear to index link the payment. It defines what “Index Linked” means but it doesn’t say that the annual payment will be index linked.

c. I think we should ask that Wiltshire Council benchmark the value of the fund against similar projects (although I think it is comparable to Forest Gate).

d. Note that it will need to be between the applicant and Cherhill Parish Council.

4. National Cycle Route 403 and permissive paths.

a. No new proposals were made in this area. CCNP2 policy GA6 seeks to promote the extension of route 403.

b. The council supports Wiltshire Council Rights of Way comment “National Cycle Way 403 runs to the North of the site. This route currently uses 1,240 meters of road to get to the junction of Marsh Lane. This could be cut to 560 meters of road walking/cycling to get to the Marsh Lane junction. I would make the request that a cycleway is conditioned which joins from Low lane and extends to the land ownership

boundary north of Trenchard Avenue. If you look at the map supplied by the applicant titled site location plan the current route of the cycleway is shown by green dots and green circles. If this is not acceptable then I would request a section 106 contribution towards surface upgrades and improvements on Cycleway 403. I would suggest a contribution of £1,000 per year for the life of the development to be paid prior to connection to the electricity grid. If the solar farm was to be granted an extension in timespan in the future then the figure of £1,000 per year should be index linked from 2024 to the date of the extension of permission.”

c. the current S106 undertaking to restore the landfill site includes a permissive path within the restored landscape. This doesn't appear on the indicative solar farm layout.

5. Foundation proposals. Sufficient information has been provided.

6. Glare & Glint.

a. Housing – 34 of the 50 assessed dwelling receptors show that glare is geometrically possible. The planning application assesses that this will be mitigated by existing screening vegetation. Most of this screening is deciduous in nature and not on land owned by the applicant. See photo below showing the site from ground level. The site would be even more visible from first floor windows. Glare from winter / spring sun could easily impact the dwellings and there is a possibility that the owners of the land could remove the screening vegetation at some point in the future. As it is not in a conservation area planning permission would not be required to do this. NPPF(2024) states in para 135f that developments should “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”. The potential for glare into many properties does not provide a high standard of amenity and does not promote health and well-being. CCNP2 policy BE1 mandates that developments must be appropriate in scale and size and not dominate the surrounding area. NPPF (2024) paragraph 135b says that developments should have appropriate and effective landscaping.

b. The landform that is being built up under the existing planning consent 15/10219/WCM has steep gradients on the east and south-east boundaries of the site, which is likely to limit the effectiveness of the screening being provided.

c. The landscape and visual impact study doesn't include any visualisations from different viewpoints, which we would expect to see in an application such as this.

7. Visibility from the North Wessex Downs National Landscape and glare into it. CCNP2 policy NE5 seeks to protect important views, such as the one from the National Landscape to St Mary's Church in Calne. This development will cause glare from the proposed solar farm into the National Landscape severely impacting this view. The NPPF (2024) states in para 189 "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues."

It was unanimously resolved to approve a qualified objection response based on the reasons above.

517.2/25 pre application consultation – Land East of Spitfire Road 20 Houses.

To consider the [pre application consultation](#) from Robert Hitchins homes and develop a response.

The following response was proposed;

The proposed development is not among the sites identified by Wiltshire Council in the emerging Local Plan and is therefore not supported. Calne lacks the infrastructure to support an increase in housing, and the inevitable rise in traffic will negatively impact the Air Quality Management Area (AQMA).

Should the developer proceed due to Wiltshire's lack of a 5-year housing land supply, despite the area not being allocated in the draft Local Plan, any forthcoming planning application is expected to adhere strictly to the referendum version of the Calne Community Neighbourhood Plan 2 and the Calne Community Neighbourhood Plan Design Guidelines and Codes (Design Guide). Considering the referendum is scheduled for February 27th, 2025, it is anticipated that these documents will be formally adopted ("made") by the time any planning application is submitted. The application should also comply with the National Planning Policy Framework (NPPF) 2024, which places significant weight on local design guidelines and codes, particularly paragraphs 129, 130, and sections 12 and 15.

Specific attention should be given to:

- Mitigating the flooding risk in the area, as several "once in a hundred years" flooding events have occurred there in recent years, possibly due to climate change.
- Ensuring a suitable road crossing is constructed. Spitfire/Gregor Road experiences heavy traffic, making it difficult to cross during peak times. This issue is further compounded by the need for young families to cross the road to reach schools during these periods.
- Ensuring the layout of the development and the design of the houses meet or exceed the criteria documented in the Design Guide.

In addition it was proposed that the council enquire about the range of affordable housing proposed and if the developer intends to put forward any other sites in the locality over the next 5 years.

AON responded; these things are very complicated, the whole appeal, is that WC getting bombarded with appeals, after the changes to NPPF and the new housing targets, problems with opposing at appeal is have to spend a lot of money and if loose costs go towards the council of the applicant. Minefield of lots of issues.

Cllr O Neill (Wiltshire Council) stated that he will be calling this in as it is not an allocated site.

It was unanimously resolved to provide a response based on the proposal above.

518/25. Update from Neighbourhood Plan,

To receive a verbal update from the progress of the neighbourhood plan.

Cllr Barnes provided a summary. The Referendum is being held on 27th February.

We are now in the pre-election period; we cant promote how to vote but can promote need to vote.

We held a briefing meeting with successor councils earlier in January went through arrangement on how to use neighbourhood plan after the referendum. Talked about how to capture and record successes and creating a joint list of projects and moving to early review of plan once Wiltshire local plan made, talked about the process for a new review.

Cllr Robbins- Noted the independent examiners comments that this excellent example of a review.

519/25. Update from Road Safety Working Group

519.1/25 Update from Road Safety Working Group

To consider the [report](#) from the Road Safety Working Group and to note the schemes being carried over to successor councils following the CGR changes.

Cllr Barnes specifically discussed items 7,8 , 9 and 10 on the report, for information all other items are detailed in following items.

519.2/25 A4 Studley Crossroads Speed Limit Reduction – approval of increase to Parish Contribution

To authorise payment of the Parish Council's contribution towards the completed speed limit reduction scheme on the A4 at Studley Crossroads, which requires an increase in authorisation from £3,750 to £3,821.31, representing 30% of the final cost.

Recommendation: that the Council approves payment of £3,821.31 towards the completed scheme.

Budget: Road Safety Budget (to be funded from CIL Reserve).

Power: Road Traffic Regulations Act 1984 S72

It was unanimously resolved to approve the increased contribution to £3821.31.

519.3/25 A4 Studley Crossroads Speed Survey

To consider further action following implementation of the new speed limit on the A4 at Studley Crossroads.

Recommendation: that the Council requests that Wiltshire Council conduct a speed survey on the new 40mph section to provide quantitative evidence of non-compliance with the revised speed limit.

It was unanimously resolved to request the proposed speed survey.

519.4/25 Studley 20mph Speed Limit Consultation

To consider the Road Traffic Regulation Order consultation for a new 20mph speed limit to be implemented in Studley, including Norley Lane. The consultation documents, including the draft Order and Indicative Plans can be viewed at

<https://www.wiltshire.gov.uk/article/11528/TRO-Consultation-for-Various-Roads-Studley-Calne-Without-20mph-Speed-Limit>.

Recommendation: that the Council reconfirms its support for the new speed limit in the consultation, given the residential nature of settlement, lack of footways and streetlighting, reports of accidents and near-misses involving pedestrians and representations received from residents

It was resolved unanimously that the council reconfirm its support for the new speed limit.

519.5/25 Calstone A4 Junction

To authorise the Council's contribution of £930 towards the cost of a Speed Limit Review on the national speed limit section of the A4 between Cherhill and Quemerford.

Recommendation: that the Council approves a contribution of £930 towards the cost of a Speed Limit Review on the national speed limit section of the A4 between Cherhill and Quemerford. scheme.

Budget: Road Safety Budget (to be funded from CIL Reserve).

Power: Road Traffic Regulations Act 1984 S72

It was resolved unanimously to approve the contribution of £930 towards the cost of a speed limit review.

519.6/25 Stockley (and Heddington) Speed Limit Review - approval of increase to Parish Contribution

To authorise an increase in the Council's contribution towards the cost of a Speed Limit Review of the roads around Stockley, Broads Green and to the west of Heddington, from £870 to £930 (representing 30% of the current fee of £3,100).

Recommendation: that the Council approves an increased contribution of £930 towards the cost of a Speed Limit Review of the roads around Stockley, Broads Green and to the west of

Heddington.

Budget: Road Safety Budget (to be funded from CIL Reserve).

Power: Road Traffic Regulations Act 1984 S72

It was resolved unanimously to approve the increased contribution to £930.

520/25. Update from Engagement and Participation working group

To consider the [report](#) from the engagement and participation working group.

Request; Council approves the date of the Annual Parish Meeting to be Wednesday 5th March 2025 starting at 7.30 with a specific focus on local elections and standing to be a parish councillor.

It was unanimously resolved to approve holding the Annual Parish Meeting on Wednesday 5th March 2025.

521/25. Derry hill and Studley Heartbeat group 2025 Maintenance request.

To approve the payment for support of DH & S Heartbeat Defibrillators for 2025 £1581.97

Power; Public Health Act 1936 s234

Budget; Defibrillator maintenance

It was approved unanimously to approve the payment of £1581.97 to support the 6 defibrillators in Derry Hill & Studley Heartbeat.

522/25. Route 403 noticeboard proposal

To consider the [report](#) from the route 403 working group.

It is recommended that the Council authorises a budget of £1,321.00 to procure and install a Route 403 Information Board in the car-park off Studley Lane.

Power; Local Government Act 1972 s144

Budget; Community Infrastructure (CIL)

It was unanimously resolved to provide the budget to procure and install the Roue 403 information board.

523/25. Aylen Way replacement signs.

To consider the [report](#).

It is recommended that the Council authorises a budget of £60 (excl VAT) to procure two replacement “Aylen Way” signs.

Power; Road Traffic Regulations Act 1984, s72

Budget; Community Infrastructure (CIL)

It was unanimously approved to authorise a budge to purchase replacement signs.

524/25. Update on the Installation of Play Equipment on Petty Acre.

524.1/25 To provide a verbal update on the progress of works.

Cllr Todd provided, and update, the play equipment installed and is currently awaiting the independent safety check before it can be opened.

The council thanked Councillor Todd for the work put into the project.

524.2/25 To approve budget for remedial works on 'the mounds'

Recommendation; Council approves up to £250 to finish the remedial works on the mounds, costs to include grass seed and tape/ stakes to protect the area while the new grass grows.

Power; Local Government (Misc provisions) act 1976, s19 (3)

Budget; Equipment and Facility Maintenance

It was unanimously resolved to approve a £250 budget for remedial works.

525/25. To consider the attached letter from Calne Welfare Charities

To consider the [letter](#) from Calne Welfare Charities.

Recommendation; to confirm agreement that rights to nominate trustees be removed from the charities governing document.

Doesn't feel like we are loosing anything. Haven't contact us in the last few years when they have been appointing trustees.

JB- some concerns if charities govern themselves, wonder if we should say in principle we are happy to renounce rights but would like to assure ourselves you are putting appropriate procedures in place instead.

It was unanimously resolved to reply that we are happy to renounce rights on assurance of appropriate procedures being adopted.

526/25. Verbal Update from School parking meeting.

To receive a verbal update from the school meeting.

IR – Reported back meeting with headteacher and two of the governors, letter to be produced to be sent to all parents. Apparent confusion about the 20mph limit throughout the whole of the village.

It was noted that a letter will be sent to the parents using the schools communication methods.

Was also noted that Kingston house is also creating a problem with their staff and visitor parking. This to be followed up.

527/25. Agree time and date of next full council meeting.

Monday 10th March 2025 7.30pm.

The meeting closed at 9.29.