

**RECORD OF POINTS AND DECISIONS ARISING FROM THE MEETING OF THE PARISH  
COUNCIL HELD ON WEDNESDAY 7 SEPTEMBER 2022 IN THE READING ROOM**

**PRESENT**

Sir Richard Packer - Chair  
Mrs Bev Small - Vice Chair  
Mr Carl Jacobs - Councillor  
Sir Raymond Jack - Councillor (arrived 7.45pm)  
Mrs Morag Philpott - Councillor  
Mrs Bridget Wayman - Wiltshire Councillor  
Representing the Forbes Field Working Group (FFWG) - Major General (RTD) Mungo Melvin,  
Johan Denekamp, Simon Butcher & Neil Pattenden  
12 Members of the Public

**1. Welcome & Public Forum**

The Chairman Cllr Sir Richard Packer welcomed those present to the meeting and proposed that Forbes Field Working Group (FFWG) presentation and the Black Dog Planning Application would be discussed as the first agenda items.

**Forbes Field Working Group (FFWG) Submission**

Mungo Melvin (MM) had responded to the Parish Council's request for a new initiative for Forbes Field, given to the village by Diana Forbes in 2008, by setting up the FFWG. He sought approval from the PC for the FFWG's final submission dated 3 September 2022.

MM described the culmination of 8 months planning, public consultation and fundraising by the FFWG. Detailed plans have been shared with parish councillors throughout the planning process. Works already completed include site investigation and potential planting preparation following expert consultations. A schedule of works has been drawn up, subject to project approval.

MM thanked Cllr BW for her funding suggestions. A grant of £12,372.69 from the Cranbourne Chase Area of Outstanding Natural Beauty (AONB) under DEFRA's Farming in Protected Landscapes (FiPL) programme has been secured, subject to the applications of conditions. This grant, together with the generous response from villagers - pledges amounting to £10,635 - meant that the project was economically viable.

The four heirs of Diana Forbes have given their approval to the project. Led by Elizabeth Forbes & Suzanne Keene they own the Ransom Strip of land in Forbes Field adjoining Hops Close and wished to transfer it to the PC. There has been a procedural difficulty which has delayed conveyancing. In the meantime, in order to unlock funds from the AONB, a letter of consent from the heirs will be required to allow works to proceed.

Elizabeth Forbes and Suzanne Keene had attended the FFWG public display in the Reading Room during the afternoon of 7 September and had been made Honorary Members of the Friends of Forbes Field. 16 villagers had attended this event, which attracted a good deal of interest and support.

MM outlined the advance funding promises of 49 pledges from villagers. Offers include 48 fruit trees & 16 further trees. 23 households have offered support with planting and 15 with maintenance.

Johan Denekamp (JD, FFWG Treasurer) then explained the proposed budget expenditure, and possible interim and long term banking arrangements (including authorisation, money transfers),

together with the Insurance & Risk Assessments which are required to make the financial side of the project work legally and transparently.

The PC would remain the legal owners of the field. Forbes Field income was currently ring-fenced in a PC Lloyds deposit account. Diana Forbes' original bequest of £2k and grazing income of £2.5k since 2008, less maintenance costs, insurance and water rates over that period currently totals £4,988.64. JD proposes using a new FF bank account to simplify the management of expenditure - authorisers to be from FFWG and the PC. This might be an interim arrangement until a regular account, in the name of the PC, could be opened. James Locke, Parochial Church Council Auditor, would be approached to audit FF accounts. JD would keep the PC informed of the progress of this proposal.

Public Forum questions covered insurance, liability risk for management and future volunteer applications.

As approved by the PC, the FFWG would become the Forbes Field Management Group (FFMG) with the following composition:

Chair: MM

Treasurer: JD

Secretary: Lesley Denekamp

PC representative: Cllr CJ

AONB Liaison: Simon Butcher

Community Engagement & Pledges Officer: Neil Pattenden

Local Community Representative: Grace Bey, to be confirmed

Friends of Forbes Field Coordinator: to be recruited

It was hoped that a Friends of Forbes Field Group would be formed and a designated FF website, built and run by Grant Philpott, would go live on 1 October 2022.

The Chmn asked parish councillors for their views; all were very grateful for the professional presentation of a fantastic proposal. This is a great village initiative and highlights the strength of village. Huge thanks were due to every member of the FFWG led by MM.

### ***The Parish Council unanimously agreed to approve the FFWG Proposal***

#### **Next Steps**

Having endorsed planning & preparation the following priority works will be undertaken: the perimeter needs to be secured, together with entrance works, drainage, tree surgery works and initial execution of tree planting.

Exact timescale dependent on availability of contractors, materials and volunteer labour.

MM would write to the owner of Cheriton, on behalf of the Parish Council, to advise on trees on the field's boundary requiring surgery.

#### **Black Dog Pub Planning Application**

The owner of the Black Dog Public House had submitted a Permission in Principle planning application for 2 self-build houses in part of the pub's existing car park and garden.

The Chmn asked if anyone wished to speak on behalf of the application. Mr Robert Jones, owner of The Black Dog was present. He cited difficulties of business, only small proportion of garden would be developed and it was a reasonable proposal which would generate funds for pub. Many people could not afford to buy a house in Chilmark but could afford to self-build a house. The trees were suffering Ash Die back and a tree survey was coming.

A number of objections were raised by member of public.

- Objections were not NIMBY issues, rather genuine concerns for the future of the pub, especially as one of few remaining employers in the village.
- Not right application and not enough detail.
- This development would not protect, conserve or enhance the landscape as required by Core Policy 51.
- Potential loss of pub garden was a concern. Reducing parking spaces would damage business and limit ability of pub to thrive.
- The 2 additional proposed access points would impact negatively on highway safety.
- There were other better locations for more affordable housing - eg Frickers Paddock?
- Could pub become Asset of Community Value?

The PC expressed sympathies as to the business difficulties of the owner. However, parish councillors raised the following concerns

- The site was situated in AONB, within the village Conservation Area and the building and its grounds are Grade 2 listed. The Application did not respect the listed building setting, nor preserve the character and appearance of the Conservation Area and AONB.
- A Wiltshire Planning Officer had stated when refusing a recent application at The Black Dog site 'it is therefore in a particularly sensitive and nationally important heritage and landscape setting'.
- There was a need for more affordable housing in Chilmark, but this was not the right place to build. Existing use of site is not compatible with proposed residential development. If pub was to succeed it needed to retain all its parking. Loss of amenity and parking for the public house would have negative impact on future sustainability of business.
- Access points require visibility splays - unclear if even achievable. Highways also have concerns for sustainability of the site.
- The proposed development would have a negative impact on the amenity of neighbouring properties, the setting of the host listed building, its surrounding heritage assets and the AONB.

***The Parish Council voted unanimously to lodge an objection to the Planning in Principle application on the basis of Location, Land Use and Amount of Development. Cllr B Wayman offered to call in the application if the Planning Officer was minded to approve it.***

**The meeting then reverted to the main agenda.**

## **2. Apologies for Absence**

Mr P Young (Councillor) & Mrs Sarah Miller (Clerk)

## **3. Declarations of Interest**

Cllr BS has a planning application for Tree works in the Conservation Area.

## **4. Appointment of new Clerk to Parish Council**

Mrs Sarah Miller had been appointed as the new Clerk to the Parish Council, following the resignation of Mrs Mary Flower due to full time work commitments.

## **5. Minutes of the Parish Council Meeting held on 6 July 2022 (attached):**

- Agreed. The Chmn will sign the minutes as a true record of the meeting. No matters arising.

## **6. Wiltshire Councillor Bridget Wayman's Report**

- Cllr Wayman clarified the location of the requested verge grass cutting from the Chilmark sign on the Tisbury Road with parish councillors and the residents of Rock Cottage. This was marked on a map.

- She advised of increased parking charges across Wiltshire, and the more positive news of the installation of additional electric car charging points.
- Ringway who are responsible for road maintenance have experienced cost increases of 11.25%, therefore contract prices will increase.
- NHS & Salisbury City Hall would continue to provide COVID Booster jabs for the over 50s. Children would be offered catch up immunisations missed due to the pandemic.
- Cranborne Chase AONB are organising a ChalkEscape Walking Festival 13-18 September.
- Expected thunderstorms combined with increased straw on the roads (Harvest) will cause blockages incidents. The PC should send appropriate letters to house owners to contact the drainage team if critical ditches become blocked.

## 7. Finance - Chmn

- To receive Payments & Receipts statement for period 01.05.22 – 31.08.22  
The new Clerk has circulated Payments & Receipts to PC members. Some Forbes Field payments (John Woolley £400 + Water Rates £18.15) had been made from the current account so would need to be adjusted. **Current Account Balance £7739.21**  
Forbes Field funds **£4988.43** currently ring fenced in separate Lloyds account.
- Banking Mandate - Chmn & Cllr BS completed mandate forms to add new Full Signatory Cllr MP to existing the existing Full Signatories and the new Clerk to the Lloyds Bank Account. New Clerk SM added as administrator. Retired Parish Councillors and previous Clerks have been removed.
- To consider opting out of SAAA central external auditor appointment arrangements. Chm to consult with previous Clerk JMcD and new Clerk SM before confirming decision to NOT opt out.  
*ACTION: Chmn*

## 8. Planning Procedures and Applications - Cllr BS

### Applications determined or progress since last meeting:

- **PL/2022/04439 & 11080** - Listed Building Consent & Householder application - Rose Cottage & Chilmark Manor, The Street, SP3 5AP - New greenhouse & ground works from lawn to working vegetable & flower cutting garden. PC position – No Objection. *Approved with Conditions: 19 July 2022*
- **PL/2022/04313** - Householder Application - Leiria, The Street, SP3 5AU - Single storey front & side extension incorporating replacement garage. PC position - No Objection. *Approved with Conditions: 15 July 2022*
- **PL/2022/04333 & PL/2022/04332** Chilmark Estates (Former RAF Chilmark Site) SP3 5RW - Retrospective Change of Use applications. Decision deadline – 5 September 2022. PC Position - Objection. *Still under Consultation.*  
Update - objections from all local Parish Councils - Sutton Mandeville (PC consultee) plus over 25 local residents. Highways have a mixed stance with concerns about limited capacity of local roads to cope with any increase in traffic.

### Applications received since last meeting:

- **PL/2022/05493** Chilmark CE Primary School, The Street, SP3 5AR. Proposed tree works in a conservation area - removal of yew tree branches. PC Position - No Objection. Decision: *No Objection, 30 August 2022*
- **PL/2022/06229** Chilmark House, Chilmark SP3 5AP. Proposed tree works in a conservation area - felling of 3 fruit trees. PC Position - No Objection. *Decision deadline 22 September 2022*

- **PL/2022/06294** Ash Farm, Salisbury Road, SP3 5AH. Proposed tree works in a conservation area - removal of yew tree branch, canopy lifted by 2m & reduced by 3 metres. PC Position - No Objection. *Decision deadline 23 September 2022*
- **PL/2022/05701** Chilmark CE Primary School, The Street, SP3 5AR. Proposed heat source pump. **PC Position - No Objection** *Decision deadline 5 October 2022*  
Nadder Energy are undertaking works. School had very inefficient and old system of 2 oil tanks and boiler. 1 tank being retained and 1 replaced with ASHP and heating system updated. Conservation area will be preserved as expected & Conservation Officer has no concerns. Some background works took place in school holidays for Health & Safety reasons.
- **PL/2022/06605** - Land at Black Dog Inn, Salisbury Road, SP3 5AH. Permission in Principle for two self-build dwellings. Case Officer: Georgina Wright. *Consultation deadline 13 September 2022*. Chilmark Parish Council voted to Object to this application in relation to its Location, Land Use and Amount of Development (see above).
- **PL/2022/06735** - The Old Rectory, The Street, SP3 5AT. Notification of proposed works to trees in conservation area. A systematic tree survey was carried out by a professional arboriculturist in August 2022; this survey has recommended works to 50 individual trees and three groups of trees as listed in the application schedule. *Consultation deadline 23 September 2022*.  
Very detailed & thorough survey of 177 trees on site. Assessment of tree condition and risk assessment. High priority works are planned asap for to 1 Beech tree with works to 34 further trees in next year. PC Position - No Objection.
- Tisbury Station Yard planning development update - Cllr PY (as submitted)  
No decision has yet been reached. Cllr PY has contacted Richard Hughes (Team Leader South Hub) to raise concerns that developer may appeal against Wiltshire Council for non determination. Next Southern Area Planning meeting is on 13 October 2022

## **9. Forbes Field: Chmn**

The Parish Council had before it a document headed The Forbes Field Management Group, dated 7 September 2022. This had been drawn up by Cllrs RP and RJ representing the Council and had been discussed and agreed following amendments with Mungo Melvin & Simon Butcher representing the FFWG.

Cllr RJ explained the purpose of the document as twofold:

- 1. To govern the relationship between the Council and the FFMG providing for the delegation of the management of the Field to the FFMG, setting out the powers and duties of each;
- 2. To provide for the constitution and internal governance of the FFMG covering such matters as membership, officers and meetings.

It has been drafted to cover the possibility that while there was every confidence that things would run smoothly there might come a time where difficulties arose and so the document was more complicated and longer than at first might seem necessary.

**The PC unanimously resolved** to delegate to a committee to be known as the Forbes Field Management Group, the management of Forbes Field, in accordance with the document before the Council titled *Forbes Field Management Group dated 7 September 2022*.

*A copy of the document is annexed to these minutes.*

- Submission from Mungo Melvin - see earlier.

- Transfer of Ransom Strip - the strip was currently controlled by the executors of Diana Forbes. Negotiations to transfer the strip to the Council were being led by Elizabeth Forbes & Suzanne Keene on behalf of the executors. There was a difficulty in obtaining one executor's complete approval, but they would sign a letter in favour of the scheme under the Farming in Protected Landscapes Scheme. The funds under the scheme could not be released until all 4 executors had agreed. The AONB to be kept informed.

#### **10. Village Maintenance: Cllr MP**

- Bins

Cllr MP reported that the new bin had been installed opposite the Black Dog pub that day, 7 September 2022 following a 2-month delay.

Complaints were still being regularly received of Dog mess in the village. Councillors agreed to apply for an additional dog poo sign opposite the school. *Action: Cllr MP*

- PC noticeboard repairs

No updates.

- Archives & records

Cllrs MP & BS had sorted through the PC papers stored in the Reading Room shed. Some very old finance documentation had been shredded and the decision was approved to return historic planning information to the respective householder. All retained paperwork is now stored in new boxes and the Chmn confirmed that these should be indexed. *Action: Cllr MP & BS*

#### **11. Highway Matters: Cllr PY (as submitted)**

Cllr PY reported no EHD lorries have been sighted in the village recently. However, the EHD sign on Cow Drove/Teffont junction is still regularly tampered with. Verges markers on the banks of the Winterbourne opposite the school have been reinstalled.

- New HGV/Blind Summit signage as agreed at recent LHFIG meeting - Cllr MP attended the meeting on 31 August and reported that a blind summit sign would be installed and SLOW painted on the road (at entrance to Chilmark from Tisbury). The PC has agreed to fund £544.50.
- 2 pictorial signs NO HGVs (as situated at Dog Drove and Hindon Lane) will be installed at the top of The Hollow and Ladder Lane at the cost to the PC of £469.50.
- The repainting of a white line in front of the cross (cost £334) will be postponed until next year. This needs to be reported on the My Wilts App before the end of the year. *Action: Cllr PY*
- Verge cutting (from Chilmark village boundary sign - bottom of hill) Cllr BW confirmed details.

#### **12. Footpaths: Cllr RJ**

- Update. The Parish Steward continues to trim and clear areas.
- Grass cutting - the drought has meant reduced cutting and cost. Frickers Paddock is being cut now it has rained. Footpaths will be cut at the end of September or early October depending on inspection.

#### **13. Wessex Internet (Wxl) Broadband Installation - as submitted by Cllr PY**

- Cllr PY had advised both Mungo Melvin (Wessex Internet Community Champion) & the parish councillors of villagers' concerns following recent Wxl works in the village which have caused considerable disruption.
- Primary method of connection is underground fibre cable, however Wxl increasingly plan to make use of existing infrastructure; overhead poles and ducts belonging to BT Openreach & SSE in Chilmark.

- Concerns include lack of disclosure of Wxl intent to hook up to existing infrastructure, damage to BT cables & water mains since installation works commenced, the poor level of communications received from Wxl to date and consequent loss of good will.
- MM updated the meeting on Wessex Internet Installations and shared a written briefing from Minna Henderson (Wxl Community Engagement Manager) with PC members just before the PC meeting - Minna apologised for lack of clear communication from Wxl to villagers and explained that Wxl access is not limited to underground routes but can be through PIAs (Physical Infrastructure Access) that can share existing ducts and cabling.

A meeting with Wxl is planned for Wednesday 14 September to address villagers' concerns, and hopefully provide clarity on what's happening in Chilmark. The Chmn of the PC might write to Wxl following this meeting and there will be a Wessex Internet Update in the October edition of The Village Voice.

#### **14. AOB**

Post Box on Frog Lane - currently out of use due to a locking mechanism issue - will be back in service asap following Post Office repairs.

Broken post in verge opposite the Black Dog - Cllr PY has reported on My Wilts app.

Increased dog mess in the village

#### **15. Items for Village Voice: Cllr BS**

- Forbes Field
- Road Signs
- Black Dog planning application response

#### **16. Date of next PC meeting: Wednesday 2 November 2022 at 7pm in the Reading Room**