Winsley Parish Council

DRAFT Minutes of the Winsley Parish Council Meeting held on 3rd February 2026

8.00pm, St Nicholas Church Hall

Parish Councillors Present: Linda Ladner (Chair), Ian Berry, Graham Bostock, Mike Holgate, Kerry Kemp, Richard Mann, Tony Puma, Caroline Roofe, Ian Sparrowhawk, Ed Townsend

Apologies: Jim Bralsford

In attendance: Selina Jobson (Parish Clerk)

Members of the Public: Twelve

132. **Declaration of Interests**

Cllr Townsend declared a non-pecuniary interest in PL/2025/09906 The Old Paddock.

Cllr Ladner declared a non-pecuniary interest in PL/2026/00093 5 Dane Close.

Cllr Berry declared non-pecuniary interests in PL/2026/00093 5 Dane Close & the Village Hall grant request.

133. **Minutes of Meeting**

Resolved: to approve the minutes of the meeting held on 13 January 2026 as a true record.

134. **Public Participation**

The applicant of PL/2026/09960 The Old Paddock set out details of the application. He stated that the dwelling had been designed to fit in with the local vernacular, that it would be low carbon and energy efficient, that planting would include well developed trees and plants to promote biodiversity and that dry stone walls would be restored. The frame would be built off site to minimise disruption. He had discussed the application with his neighbours.

A resident spoke about his recently submitted planning application to fell five Plum trees that were overshadowing his neighbour's property. The trees were leaning and he considered them to be dangerous. He asked if the Parish Council was able to help speed up the six-week planning consultation process.

A resident spoke in support of The Old Paddock planning application. He had owned the land previously.

A resident spoke in support of The Old Paddock planning application. She owned a property adjacent to application land.

135. **Planning Applications**

PL/2025/09906 The Old Paddock, Winsley, BA15 2LN: Self build dwelling & associated works.

Cllr Berry outlined the proposal and summarised comments that had been circulated to councillors. He reported on comments submitted to Wiltshire Council on the planning portal, noting that a number of residents supported the proposed application whilst a number of residents had objected. Objections focused mainly on the potential impact of the loss of the field on local wildlife, the impact on the Conservation Area and access issues.

It was noted that the proposed new build was in the Conservation Area. It was suggested that the current open field did not add to the rural character of the

village. It was noted that there were other, larger areas of open space surrounding the village.

Recognising the limited access and the narrowness of lanes in the area leading to the site, it was felt crucial that the flow of machinery, materials and people on site would be managed closely. If the application was approved, it was proposed that a condition should be included that there must be clear control and management of access to the site during the build, to ensure that there was no detrimental impact on those living nearby or using the amenities close to the site, such as the Village Hall, the Bowls Club and the Cricket Club. Vehicles belonging to contractors would need to be parked either entirely on site or away from any of the lanes leading to the site.

It was reported that there was no unified vernacular to the surrounding buildings. The design of the residence, including materials to be used, its size and its position in the paddock, was felt to be sympathetic to the local area. The application included a commitment to retain and to enhance the biodiversity of the plot within which the house would sit.

In discussion the following points were raised:

- That Wiltshire Council's Conservation Officer had asked for the application to be refused on the grounds that it would lead to the permanent loss of this important local green space and that the benefits of the proposed build did not outweigh the harm caused to the Conservation Area.
- The Paddock was over a century old and could be viewed as an important part of the history of the village that should be preserved.
- That bats consistently used the field for foraging.
- Difficulties with access to this piece of land were emphasised; problems with vehicles damaging walls along the lane had resulted in the Parish Council applying for additional road warning signage.
- That the proposed triple garage was deemed excessive for the size of the property, particularly in light of issues with vehicular access.
- The potential impact of proposed skylights on local wildlife, particularly bats, and that this appeared to be at odds with the recommendations of the ecology report.
- That there would be a reduction of space on site during the build to protect the trees and that this would need to be taken into account when considering the build process.

The matter was put to a vote, with a proposal of no objection subject to conditions. There were 5 votes in favour; 1 against; 3 abstentions; and 1 councillor did not vote as they had declared an interest in this item.

Resolved: no objection. If planning permission is granted it's requested that it includes a condition that the transportation of goods, materials, equipment and people to the site is closely managed to minimise the potential impact on the community. The applicant is also asked to review the inclusion of three skylights that it is felt would be of detriment to bats in a site that is known to be used consistently by bats for foraging.

PL/2026/00093 5 Dane Close, BA15 2NA: Single storey garage extension and additional parking bay.

The current garage would be converted to add additional living space and a new garage built to the side of the house.

Resolved: No objection**.**

136. **Grant Request**

Two members of the Village Hall Committee set out a request for a grant of £1000 towards extensive redecoration of the Village Hall. They had received two quotes to undertake the work and had accepted a quote of £6,750. It was hoped that the work would be undertaken in the first two weeks of April.
They had applied to the Bradford on Avon Area Board for a grant of £3250 and this request would be considered at the 18 February Area Board meeting.

The Village Hall would be 100 years old in November this year and the Village Hall Committee were looking at ideas to mark this occasion.

Resolved: to approve £1000 to the Village Hall Committee towards redecoration.

137. **Matters Arising**

Cllr Mann and the Clerk were meeting with the Manager of Avonpark Retirement Village for an update on progress with the redevelopment of the site.

Wiltshire Council's Conservation Officer had responded to the Parish Council's enquiry regarding the process for extending a Conservation Area. The Conservation Officer reported that Wiltshire Council had limited resources to be directly involved with reviewing Conservation Areas at a parish council's request. It was noted that central Government policy on Conservation Areas was being reviewed. Cllr Berry volunteered to look at the process of extending a Conservation Area and to consider the risk involved in not taking action when time allowed. — Cllr Berry

The Chair of the Area Board invited councillors to attend a networking opportunity before the start of the Bradford on Avon Area Board meeting on 18 February. — All Cllrs

A campaign to stop the possible closure of Bradford on Avon fire station by Dorset and Wiltshire Fire Service had been advertised on the community website.

The Best Kept Village competition was being advertised. Any interested residents should contact the Clerk.

Cllrs Bostock and Roofe were meeting a resident to find out more about the possible acquisition of some small plots of wooded land in Murhill. — Cllrs Bostock & Roofe

138. **Police Report**

Details of the new local policing arrangements were awaited. A discussion with PCSO Rob Dentry had highlighted the need to look at ways of protecting No Man's Land from re-occupation. — Cllrs Berry & Puma

139. **Unitary Councillor Report**

There was nothing to report since the last Parish Council meeting. Unitary Cllr White had drawn councillors' attention to details about the proposed 2026/27 Wiltshire Council budget, available on the Wiltshire Council website.

140. **Highways Advisory Group**

140.1 Local Highways and Footpaths Improvement Group (LHFIG)

The request for a 10mph reduction in the speed limit along the length of the B3108 in Winsley had received a positive response from LHFIG, particularly because of the evidenced level of support from residents and local businesses & organisations. The Highways Officer will check if a speed assessment is required, given that historical data is available. A decision to reduce the speed limit, or progress any changes without a speed assessment, would require input from senior officers at Wiltshire Council. The Highways Officer will report back to the Parish Council & Unitary Cllr White. — Cllrs Bralsford /Townsend

The Clerk was thanked for compiling the evidence put to LHFIG and Cllr Townsend was thanked for presenting this to LHFIG.

The request for a reduction in the speed limit on residential roads in Winsley to 20mph had been discussed at LHFIG. Wiltshire Council's speed limit policy was currently being reviewed and therefore a speed limit assessment might not be

needed to introduce a 20mph speed limit. If the Parish Council wanted to progress this ahead of the speed limit policy review, then a speed assessment would be needed at a cost of £2500, to be split between LHFIG and the Parish Council. The outcome of the policy review is due to be announced in April. Councillors agreed to wait for this and to see how quickly the new policy might come into effect.

Painting of the yellow box lines under the railway bridge at the bottom of Winsley Hill, and the white line on the road alongside the Active Travel Scheme towards Bradford on Avon, would be undertaken when weather conditions allowed.

Motor vehicles would be prohibited from using Wine Street, except for access, from early in the 2026/27 financial year.

140.2 Other highways matters

Comments about the proposed pedestrian crossing on the B3108 by the Dane Rise/Hartley Farm junction had been received in response to the formal consultation. A Cabinet Member report was under review and it was likely that a delegated decision by the Cabinet Member would be made in the next month or so.

A resident had asked the Parish Council to request a reduction in the speed limit between Turleigh and Belcombe from 60mph to 20mph. The request was noted, but councillors were currently concentrating on other highway projects.

141. **Climate and Nature Advisory Group**

141.1 Watermark Village Project

Cllrs Mann, Roofe and the Clerk had met with Wessex Water to discuss the Watermark Community project. This would involve providing information and encouraging residents to engage with water saving measures and to be mindful of what they put down their drains. It was proposed that the project was launched at the Annual Parish Meeting and the Head of Infrastructure from Wessex Water had agreed to attend. Councillors supported this proposal.

141.2 Wild Waters Festival

Cllr Mann reported that the first meeting to organise events for the Wild Waters Festival, taking place throughout June this year, had gone well.

141.3 Wilding of the Playpark

Cllrs Mann & Sparrowhawk would attend a meeting with a representative from Jupiter Play about possible landscaping of the park.

141.4 Other Climate Advisory Matters

The possibility of setting up a local ‘Farm Cluster’, to help farmers support each other and to promote nature friendly farming practices was being looked into. Cllrs Roofe, Mann and Townsend were attending an event about this.

Cllr Mann had given a presentation about the Wild Waters Festival at the Chippenham Environmental Forum, alongside Wessex Water, the Diocese of Bristol, Wiltshire Wildlife Trust and the Environment Agency. The Chippenham Environmental Forum were planning a series of events, including a possible tie in with the Wild Waters Festival.

Cllr Mann had spoken to the owner of Quoins Vineyard about his QR code marker project for fields in the village. The owner was progressing this project and would contact the Parish Council if support was needed.

Following a successful crowdfunding campaign, 81acres of land between Conkwell and Claverton had been bought and designated the Warleigh Nature Reserve.

Cllr Roofe had attended the first meeting of the Wiltshire Association of Local Councils Environment Network, a forum that would meet every few months.

Wales and West Utilities planned to fell a tree from a verge in Late Broads to make way for a utility box by the end of the month. They had offered two replacement trees and it was reported that Winsley Primary School were happy to accept these.

142. **Finance**

142.1 Grass Maintenance Contract for 2026/27

There was a reduction in the total cost of the contract from last year of £289 due to Northfield grass having been rolled.

Resolved: to accept the grass contract from James Lock at an annual cost of £5157.

142.2 **Resolved:** to approve the following payments:

- £859.40 Administration
- £59.94 Selina Jobson reimbursement for First Aid kits for Nature Reserve volunteers
- £26.89 Cllr Mann reimbursement for Wild Waters refreshments

142.3 **Resolved:** to approve the bank reconciliation, noting the following payments since the last meeting:

- £6.00 Unity Bank charges
- £31.20 idverde for bin emptying
- £14.80 Selina Jobson reimbursement Watermark Community meeting
- £37.50 Palladian Academy for hall hire (organisations meeting)
- £265.10 HMRC for PAYE & NI

143. **Advisory Group Reports**

143.1 Maintenance

The West Wiltshire Ramblers had notified Wiltshire Council of some improvements needed to local footpaths.

The steps on WINS10 to Avoncliff had made a big improvement to the path in the winter weather.

The Parish Steward was thanked for repairing a pothole on Tyning Road.

144. **Communications**

It was agreed that the format of this year's report for the Annual Parish Meeting would take the format of three bullet points and a photograph from each Advisory Group. Each group should provide these by the end of March. Adv Groups

145. **Dates of Next Meetings** (all at 8pm, in St Nicholas Church Hall)

Tuesday 3 March

Tuesday 31 March (a week earlier than usual)

Annual Parish Meeting: 7pm, Thursday 23 April in Winsley Primary School.

Meeting ended 9.15pm
