



ALDERBURY PARISH COUNCIL

Caring for Alderbury and Whaddon

MINUTES of an ORDINARY MEETING of Alderbury Parish Council
7.30 on Thursday 13th November 2025
The Fountain Room at The Village Hall, Alderbury

[Supporting documents can be found on our website](#)

Alderbury Parish Council has signed the [Civility Pledge](#)

Alderbury Parish Council has adopted a [forward plan](#) which will inform their decisions

Present: Councillors John Fuller (JF) Chair, Mike Dent (MD), Kim Diprose (KD), Elaine Hartford (EH), Mike Huntley (MH), Brian Jackman (BJ), Colin Roberts (CR), Mike Sneddon (MS), Alex Wilkinson (AW) - left 9pm

In attendance: 25 members of the public, Liz Holland (Clerk), Wilts Cllr Gregory Cooper

PUBLIC TIME

The Chair chose to allow members of the public to address the meeting when the planning applications that concerned them came up on the agenda. Their comments, though, are recorded here.

Residents opposed to agenda item 120.25 aii (Oaklea Lane) had prepared a joint comments statement which was read on their behalf. Key concerns raised were: outside the settlement boundary, harm to the rural landscape, highways access safety, lack of maintenance of the (private) road, overdevelopment, overbearing, out of keeping, it is an Air Ambulance landing site, poses a threat to ecologically important sites nearby, the site is very wet and the drainage proposals will be inadequate, these objections outweigh any argument in favour of the (small) number of dwellings which will be added to the housing supply.

A member of the public in favour of the development acknowledged that emotions are running high but said that the Lane is in better condition now than for years, maintenance of the road is in all current residents' deeds, the splay onto Southampton Road has been improved and would be further improved if existing residents cut their hedges.

Residents opposed to the application at 120.25 aiv (Kiln Close) asked the Council to consider: access to Kiln Close and within Kiln Close (eg for the site compound), the removal of the bank as a noise reducing barrier and as a wildlife site (including for red-listed species), waste dumped at the site, how can there be any guarantees on the quality of the self-build units, the effect on neighbouring properties (upheld at appeal), dangers posed by the removal of the middle of the embankment leaving two rump ends, a possible TPO on an oak tree.

115.25 NOTED reports from

- a. PCSO John Taylor reported that in the past month:
 - i. A number of vehicles have been broken into and tools stolen
 - ii. A vehicle has been stolen
 - iii. There have been new reports of ASB in the village

He recommended that those with electronic car keys consider getting a Faraday case.

He urged everyone to report all incidents online.

He emphasised the need to keep vehicles secure.

A report of cannabis use in Canal Woods was made from the public.

b. Wiltshire Cllr Gregory Cooper;

i. WC continues to be under some financial pressure from rising costs for Adult and Child Social Care

ii. There is some talk of passing the cost of Parish Stewards down to Parish Councils and he advised the Council budget accordingly

ACTION: budget decision December agenda

116.25 Apologies for absence were **ACCEPTED** for the reasons given – Cllrs Conner and Lawrence

117.25 Declarations of Councillors' Interests and Dispensations relating to matters on this agenda – there were none

118.25 The minutes of the meeting held on October 8th 2025 were **APPROVED** and the Chair signed the minutes

119.25 The action logs were reviewed in detail by Cllrs Fuller and Wilkinson with the clerk prior to the meeting. No further questions. The Chair thanked Cllr Sneddon for his recent installations of 2 new bins.

120.25 Planning

a. RESPONDED:

- i. **NO OBJECTIONS** to [PL/2025/07769](#) - Matrons College Farm, Castle Lane. The clerk was asked to mention support for the rural design of the buildings.
- ii. **OBJECT** to [PL/2025/07750](#) - Oaklea Lane. The objections letter forms appendix a to these minutes
- iii. **SUPPORTED** [PL/2025/07705](#) - The field at Old Road, Alderbury:
- iv. **OBJECT** to [PL/2025/07978](#) Kiln Close. The objections letter forms appendix b to these minutes
- v. **OBJECT** to [PL/2025/03757](#) Sun Hill, Southampton Road. Councillors referred to the years of non-enforcement of current conditions which has resulted in illegal development of the site, the dangerous Highways access onto Southampton Road, the impact on surrounding listed buildings.
- vi. **NO COMMENT** [PL/2025/07715](#) Bluebell Barn

Cllr Wilkinson left the meeting at 9pm

121.25 Finance & IT

- a. **NOTED** the internal auditor's interim report and actions required. The Chair said it was a positive report and the clerk was congratulated.
- b. **The PROPOSAL to AGREE** Cllr Sneddon to attend a fund-raising course: cost £95 was **APPROVED ACTION: MS, clerk**
- c. **NOTED** the bank balances and bank reconciliation statement at 31.10.25. The Chair signed the reports.
- d. **NOTED** the accounts 31.10.25 & year end forecast
- e. **NOTED** reserves including a year end forecast
- f. **NOTED** the updated draft budget

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- g. **The PROPOSAL to APPROVE** the schedule of payments was **AGREED**
- h. **The PROPOSAL to ADOPT** the IT policy was **AGREED**

122.25 The playground, recreation ground, The Pavilion and youth activities

- a. **RECEIVED** a report on youth activities. Cllr Fuller has support from the Council for the Youth Collaboration Project to explore the idea of setting up a new Youth Trust for the Southern Wiltshire parishes youth work **UPDATE** on path and next steps for the Hub WG – a meeting to be called and matters at b & c below will also be discussed there. **ACTION: WG to meet**
- b. **CONSIDER** RoSPA inspection report October 2025 and further actions needed **POSTPONED (see a above)**
- c. **PROPOSAL to ACCEPT** a request from the Scouts to have a storage container on the recreation ground **POSTPONED (see a above)**

123.25 Village maintenance issues

- a. New issues
 - i. the bus shelter near the village hall has been damaged **ACTION: clerk to report to Salisbury Reds**
 - ii. The fencing between the Village Hall car park and the recreation field is damaged **ACTION: BJ to fix**
 - iii. The new SID post is in position **ACTION: clerk to arrange installation of the unit**
 - iv. Clerk was asked to send a reminder to Pembroke Gardens management company about the repairs needed on the estate **ACTION: clerk**
 - v. Parts of the verge on Firs Road opposite the school need cutting. Need to establish ownership and chase. **ACTION: clerk**
 - vi. The reflector strips required on the bollards on Firs Road have still not been fitted. **ACTION: clerk to chase**
- b. LHFIF meeting
 - i. SID see above
 - ii. Parking at the Post Office – WC officer Rhiann Surgenor (RS) still to advise on this. She does not support the proposal from APC and thinks there is another way to approach this issue
 - iii. Lights Lane – RS has the results of the traffic survey and will advise if any further action can be recommended

124.25 Matters of community interest

- a. **UPDATE** on war memorial costs – nothing to report
- b. **PROPOSAL to AGREE** Cllr Hartford to make the usual arrangements for a Christmas tree with the associated costs up to £50 **ALL AGREED ACTION: EH to arrange**
- c. **DISCUSS** a permanent home for the 2nd water butt – a resident has made an offer for the redundant butt and it was agreed that this was a good solution **ACTION: clerk, JF**

125.25 Policies

- a. The working group – Cllr Lawrence is welcome to join - will meet to consider a number of policies needed before the 31.3.26 year end **ACTION: clerk to arrange a meeting**

126.25 The Fountain magazine – planning decisions and welcome residents' involvement, concerns about planning enforcement, new SID, Christmas tree, do contact your local unitary councillor

127.25 Dates for upcoming meetings

- a. Next meeting Monday December 8th

128.25 The PROPOSAL to close the meeting to the public and press to discuss HR matters was **APPROVED**

129.25 The recommendation from the HR working group was approved.

The meeting closed at 21:35



Appendix a – for 120.25 aii

17th November 2025

Reference: [PL/2025/07750](#) - Oaklea Lane

Dear Amy,

At their meeting last week Alderbury Parish Council heard from a group of residents opposed to this development and from the owner of the site.

Their decision is to **OBJECT** to the development on the following grounds:

1. The development lies outside the settlement boundary. We are aware that Wiltshire Council's requirement to meet housing targets means this carries less weight for you, but we will almost always object to applications outside the boundary on the basis that Alderbury has already seen considerable expansion. We refer to WCS CP1 and CP2 restricting such development. At just two additional dwelling we do not believe the contribution to the housing supply is enough to tip the balance.
2. There is considerable concern about highway safety, and we noted that WC Highways recognises immediate problems with access, in particular attaining the visibility splays required onto Southampton Road. Councillors concur that this access is dangerous and see no plan to realistically address this.
3. Councillors support objections raised by others that the proposed development is out of keeping with the current housing, being overbearing due to the height of the new houses. This has the further effect of impacting neighbours' privacy. Whilst the developer has provided elevation plan documents, only a visit to the site can put this in proper context. We strongly recommend that the planning officer comes out to see for herself.
4. Alderbury Parish Council always objects when they feel ecological damage outweighs any development benefits. This site is ecologically sensitive, and we bring your attention to the number of adverse impacts noted in the ecology report. The proximity to Whaddon Meadow is a particular concern and the potential impact on bats locally.

Another recurring concern for APC is flood risks. Whilst recognising that the area is considered to Flood Zone 1, the area is very well known and documented to be extremely wet. Our previous experience has been that the drainage requirements imposed by WC Planning at such sites are

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insufficient. We draw your attention to mitigation work being required at Pembroke Gardens currently and the ongoing discussions about what will be needed at the 'land east of Wagtails' development (PL/2022/03103). The current drainage strategy report gives us no confidence that the potential problems can or will be adequately addressed. The entrance to Oaklea Lane is located at the lowest point of the village section of Southampton Road and this part of the road is liable to flooding during heavy downpours as the drains in Southampton Road are unable to cope with the volume of water. There is no drainage being proposed for a resurfaced Oaklea Lane and this will result in water flowing down Oaklea Lane, adding to the considerable amount of water that already sits in the area of the proposed development.

Appendix b – for 120.25 aiv

14th November 2025

Reference: PL/2025/07978 Kiln Close

Dear Joe,

As ever with this site, there was a lot of representation from the community. Councillors do recognise that some of the points made previously have effectively been dismissed by the Inspector in the recent failed appeal. However, we believe significant issues still remain. At their meeting on 13th November 2025, Alderbury Parish Council agreed to OBJECT to this application. We noted that this is the latest in a series of failed planning applications for this site and we continue to find that a number of issues have not been adequately addressed.

1. We draw your attention to the Soils Ltd report, page 16 which lists moderate risks of asbestos and unidentified gases being present in the bank. Residents and Councillors do not feel that adequate plans for how these risks can be mitigated have been submitted. We are concerned by the risks these may pose and the continued run off from this during period of heavy rain.
2. Self-build - there is very little information provided about how this will be achieved e.g. will each plot be sold separately as a building plot with outline planning permission or will all three houses be built by the developer with purchasers having options over interior design/layout? We feel this needs more information.
3. Objections previously submitted about the impact on neighbouring properties were upheld by the recent inspector's decision: *"Nevertheless, for the reasons given, the proposal would harm the living conditions of the occupiers of nearby dwellings with regard to noise and disturbance. On this basis, it would conflict with WCS policy CP57, which requires compatibility with adjoining buildings and uses, and with the amenities of existing occupiers. I give this significant negative weight in the planning balance, having regard to the aim of Framework paragraph 135 for a high standard of amenity for existing users."* We believe nothing has changed to address this.
4. Similarly, the inspector agreed *"the proposal would urbanise and undermine the verdant and spacious character of this part of the Special Landscape Area."* The reduction to 3 houses does not adequately address this point.
5. Concerns have been raised that removing a large section of the embankment whilst leaving the ends will result in the likely collapse of these ends. As this would be uncontrolled there is likely to be an impact on neighbouring properties. What conditions can be put in place to avoid this?
6. We understand that nearby residents have evidence of sand lizards and slow worms on the site, both protected under the Wildlife and Countryside 1981 and the Conservation of

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Habitats and Species Regulations 2017. Councillors feel the loss of habitat at this site is detrimental to Alderbury as a whole and cannot be replaced.

7. No one who lives locally has any confidence in the Highways' assessment that the current exit from Kiln Close can safely accommodate the extra traffic. Additional cars and delivery vehicles will be attempting to enter and exit the Close if these three extra houses are built along this narrow road that already has to serve five large properties. We do not believe that the visibility splays when exiting onto the main road C324 meet the recommended requirements. The busy junction of Southampton Road with C324 also has very limited visibility when turning right from the village of the vehicles exiting from Kiln Close. (See attached photos). We would like to invite the Highways officer responsible for their submission to meet us at the site.
8. The planning application makes no mention of where the building site compound will be located. The developer has repeatedly parked vehicles on the entry into Kiln Lane and on a number of occasions residents of the Close have been unable to drive to or from their properties. The developer has also parked vehicles on the corner in Southampton Road. This area of the village is already congested during the day with vehicles parking near the business park that is opposite Kiln Close.
9. The site map shows a scrub border between the Kiln Close plots and the back of existing houses on Southampton Road but the application provides no information about how this important barrier can be made a permanent feature.