



**MINUTES of an ORDINARY MEETING of Alderbury Parish Council
7.30 on Tuesday 11th February 2026
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, Eliot Conner (EC), Mike Dent (MD), Kim Diprose (KD), Elaine Hartford (EH), Mike Huntley (MH), Brian Jackman (BJ), Mel Lawrence (ML), Colin Roberts (CR), Mike Sneddon (MS), Alex Wilkinson (AW)

In attendance: 4 members of the public, Liz Holland (Clerk), Wilts Cllr Gregory Cooper (GC)

PUBLIC TIME

Residents from Kiln Close came to raise objections to the recently revised site plan for the proposed housing development in the Close (agenda item 162.25 c) including:

- a) The only amendment is a change to the layout – none of their previous issues have been addressed
- b) One parking spot on plot 3 has gone – does this meet WC guidelines for a house of this size?
- c) The garden on plot 3 has been truncated – does this meet the WC guidelines for a house of this size?
- d) Some of the reports are wrong, misleading or incomplete (e.g. no measurements). With so many variations to this application inconsistencies are creeping in
- e) Surface water flooding on the road is a real problem

157.25 NOTED report from

- a. Wiltshire Cllr Gregory Cooper
 - i. Wiltshire Council (WC)'s waste strategy remains a major topic for discussion which needs to be resolved in time for the budget. Parking charges (particularly the extension of Sunday charges) is proving very controversial. The budget & precept will be set on 24/2
 - ii. The future for area boards and LHFIG are under discussion.
 - iii. Parish Emergency Assistance Scheme may be abolished
 - iv. This year's finances are back on budget
 - v. The role of parish stewards is under discussion
 - vi. Cllr Cooper is helping some Alderbury residents with a flooding issue
 - vii. He receives a lot of correspondence on the need for social housing. Cllr Lawrence asked if a neighbourhood plan can help here? Cllr Cooper thought, yes.
 - viii. He has had a meeting with planning officers who have confirmed that it may be possible to amend the wording to the proposed s.106 agreement drafted for the Wagtails development. Cllr Fuller later confirmed that it is proposed to talk to the developer about this, with a view to moving the designation of some S106 funds to drainage improvements on ALDE20. **ACTION: JF, GC, clerk**
 - ix. Cllr Cooper has 'called in' the amended plans for Kiln Close pending a decision by planning officers. He is meeting residents to discuss on 11/2

158.25 Apologies for absence – there were none.

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

160.25 The minutes of the meeting held on 13th January 2026 were **APPROVED** and the Chair signed the minutes

161.25 The action log reviews - there were no questions

162.25 Planning

- a. [PL/2026/00461](#) TPO consent at 24, Oakwood Grove – **refer to the tree officer**
- b. [PL/2026/00429 Rodings, Firs Road](#) garage demolition and re-siting plus extension to existing house – **no objections**
- c. [PL/2025/07978 Kiln Close](#) – amendments – comments are contained in appendix 1 a copy of the letter sent to WC Planning

163.25 Finance & IT

- a. **NOTED** the bank balances and bank reconciliation statement at 31.1. 26. The Chair signed the report.
- b. **The PROPOSAL to APPROVE** the schedule of payments was **ACCEPTED**
- c. The website is making progress and on track for completion by the end of this month.

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

- a. **UPDATE** from the Hub WG – their report was **NOTED**, in particular:
 - i. Cllr Hartford is still chasing in the possible donation of a bench
ACTION: EH
 - ii. JF explained that the Scouts are talking to the guides about the possibility of putting their new storage unit at the guide hut site
 - iii. The **PROPOSAL that** trees around the recreation ground and village hall car park are professionally inspected was **ACCEPTED**. The clerk was asked to take advice on if this is something we should do annually. She was authorised to appoint a contractor with a maximum price £500 without further reference to councillors. **ACTION: clerk**
- b. **UPDATE** on youth activities – the reports were **NOTED**. Cllr Fuller said that APC had joined a bid for a £5,000 grant for 2026/27 from the SAB which will be decided in March.

165.25 Village maintenance issues

- a. New issues – none reported
- b. The clerk reported on the pavement clearance project. She sent out for 3 quotes but only Hurdcott replied. She and Cllr Sneddon will meet them 13/2 to specify more precisely the work required so that they can quote. **ACTION: MS, clerk**
- c. The **PROPOSAL to AGREE** additional grounds maintenance costs was **REJECTED**. The clerk was instructed to ask the contractor to agree fortnightly visits to Oakwood Grove over 7-8 months. Also, to establish if the current contractor will reduce the contract price accordingly. **ACTION: clerk**
- d. Witherington Road flooding – the response from WC was considered. All expressed disappointment that in the three years or more that this has been raised, nothing significant has been done. The clerk was instructed to write again, including to someone more senior in the department, stressing the

dangers this corner poses and insisting the culvert needs clearing. Saying their camera can't be used in water makes no sense. **ACTION: clerk**

166.25 Highways – NOTED a REPORT from the recent LHFIG meeting and subsequent meeting with the Highways engineer. The clerk was asked to write to PC Ramsey to ask about actions the police can take to enforce parking laws at the Whaddon business parks. Decisions on other matters will be on upcoming agendas. **ACTION: clerk, agenda**

167.25 Matters of community interest

- a. The **PROPOSAL** to enter the CPRE Best Kept Village competition and agree a working group was **AGREED** and a working group of Cllrs Hartford and Roberts was formed. The clerk will distribute forms etc. when received. The clerk was asked to chase in last year's certificate. **ACTION: clerk**
- b. **A PROPOSAL** to replace the hedge at the High Street allotments was **ACCEPTED**. Will look at the extent to which the existing hedge needs ripping out and where just additional plants can be added. **ACTION: clerk**
- c. **CONSIDER** suggestions for a nomination for 'outstanding contribution to the village' for the APM – none were made at the meeting but the clerk said councillors can reply to her by email. **ACTION: ALL**
- d. **NOTED** correspondence from residents. The clerk will confirm
 - i. that no more trees are currently planned at Oakwood Grove
 - ii. all developments plans for the site are discussed in the public forum of the parish council meetings should residents have a view.
 - iii. the property clause referred to in the residents' letter appears to have been rescinded
 - iv. it is hoped that as the existing newer trees grow that will have more impact on reducing flooding
 - v. the clerk will check advice from the 2024 tree survey about the ash tree

168.25 Allotments

- a. **NOTED** a verbal report from Cllr Lawrence on the recent management committee meeting and the clerk acknowledged actions she is taking from it. **ACTION: clerk**
- b. **A PROPOSAL** was made in the meeting to reject the call from the SRAA committee to invite them to any negotiations with Formula Land until such time as a management agreement is signed. **8 were in favour, 1 against and 2 abstained. APPROVED**

169.25 Policies

- a. Recommendations from the IT working group were **NOTED** with policies to follow in March **ACTION: IT WG, agenda**
- b. The **PROPOSAL TO ADOPT** revised cemetery regulations was **AGREED**

170.25 The Fountain magazine – youth activities, reporting flooding (Flood Wessex advice), ideas for the APM & save the date

171.25 Dates for next meeting:

7.30 in the Fountain Room.

- i. MARCH Thursday 5th ordinary meeting
- ii. APRIL Monday 13th ordinary meeting
 Tuesday 28th annual parish meeting

The meeting closed at 21:30

Signed as a true record by the Chair: Date

Appendix 1

162.25c

Joe Richardson,
WC Planning

16th February 2026

PL/2025/07978 Kiln Close, Whaddon

Alderbury Parish Council **OBJECTS** to this application.

The recent amendments the developer of this site has been forced to make give us the opportunity to again comment on the unsuitability of the site. We also think this shows again the careless approach that this developer takes to providing accurate and complete information.

We acknowledge the recent appeal decision which closed down some of the arguments against this development we have made in the past and note a benchmark has been set by the inspector.

With these caveats in mind, we would ask you to look again at the following matters:

1. The need to reduce the footprint of the overall site has been dealt with by a ‘simple’ solution – reduce the land allocated to the third house. However, by doing this we question whether the WC guidelines on the number of parking spaces can be met at plot 3 and also the WC design guidelines on the dimensions of rear gardens appropriate to a house of this size. The outline plan does not give the detailed measurements needed to be able to establish this. We are assuming all three plots are to remain 4-bedroomed.
2. Note that the size of the accessible rear garden at plot 3 will be very much impacted by the need to slope the remaining embankment. This brings us to our second point – where are the detailed plans to show that a properly engineered scree slope with a safe gradient can be achieved at both ends of the removed embankment? This matter is a key safety concern for existing residents and will surely have a potential impact on the new owners.

We would also like to draw your attention to the following points which we believe provide evidence of the careless practices of this developer and the unsuitability of the site:

1. Potentially contaminated soil *is being removed* from the site without proper paperwork in place. In particular, we draw your attention to the comments from the public protection office submitted on 15.1.26. I would summarise his remarks as “surveys are required before any development commences” We would argue that removing a significant amount of soil from the embankment is commencing development.
2. Residents continue to report the excessive surface water flooding they are experiencing on the road. We put this down to the clearance of the trees and vegetation on the embankment without any drainage scheme to deal with what is already happening. No drainage scheme to accompany the proposed development is yet available for us to assess whether this can be alleviated.

Finally, councillors and residents were concerned that any company carrying out the contamination surveys would be fully independent and have the necessary professional accreditation. Are you able to reassure us that this would be the case?



Signed as a true record by the Chair: Date