



Cllrs Bellamy, Emmins, Glanville, Hayward, Mirza, Offer, Sumner and Warr

Minutes of a meeting of
WANBOROUGH PARISH COUNCIL held at
WANBOROUGH VILLAGE HALL, HIGH STREET, WANBOROUGH
on Monday 23rd June 2025 at 7pm

Cllrs present: Kathy Glanville (Chair), Richard Bellamy, John Emmins, David Hayward, Colin Offer, Omar Mirza, Gary Sumner, John Warr

In attendance: Sally Thurston (Interim Clerk), Anne Bradley (Assistant Clerk)
Representative of the Village Hall management committee

Minute Ref: FC/23.6/25

1. Apologies

None received

2. Declaration of interest

None at this time

3. Minutes

It was PROPOSED, SECONDED and RESOLVED to approve minutes of meeting held on 11th June 2025.

4. THE MEETING WILL BE ADJOURNED FOR PUBLIC QUESTIONS

None

It was PROPOSED that item 16. be brought forward. This was SECONDED and RESOLVED.

It was PROPOSED that item 16. was held in confidential session due to the commercially sensitive nature. This was SECONDED and RESOLVED. One AGAINST.

The Assistant Clerk declared an interest as a member of the PCC and left the meeting.

Cllr. Sumner declared an interest as his partner is a member of the PCC. Cllr. Sumner was granted dispensation

16. Village Hall

Representative of the Village Hall management committee gave an overview of current options. Future plans for the Village Hall were discussed.

It was PROPOSED, SECONDED and RESOLVED to set up a working group to investigate further.

It was further PROPOSED, SECONDED and RESOLVED that Cllrs. Bellamy, Mirza, Sumner, Warr alongside two members of the village hall would form the working party. The clerk will draw up terms of reference and the group will meet as soon as possible.

It was PROPOSED, SECONDED and RESOLVED to return to open session.

5. Report from Swindon Borough Council (SBC) Ward Councillor

The parking agreement with Bewley Homes and the GP surgery was discussed. Members felt that parking should be provided and should be pushed for, as originally agreed. It was NOTED that planning

officers have advised this is not an enforceable planning condition, confirmation of this should be provided in writing. Concern was raised about the service charges for new residents, on what will be a private road.

Members were advised that the consultation period for the local plan is proposed to last 4 weeks. It was agreed the clerk would write to SBC to request that the consultation period is 8 weeks.

Verge cutting was discussed. SBC are not currently cutting verges other parishes had written letters to SBC.

The full report was NOTED (appendix a)

6. Reports

Members noted the following:

- a) Clerk's update
- b) Chairmans update
- c) Parish Assembly – 14th May 2025

7. Correspondence

Members noted for information only a list of correspondence circulated between 24th March and Monday 23rd June 2025.

8. Items for Information

Members noted an action list.

9. Annual Accounts - 1st April 2024 to 31st March 2025

- a) It was PROPOSED by Cllr Mirza, SECONDED by Cllr Sumner and RESOLVED to NOTE and APPROVE the Annual Internal Audit Report. Cllr Hayward objected.
- b) Members considered the Annual Governance Statement in section 1 of the Annual Governance and Accountability Return (AGAR). It was PROPOSED by Cllr Mirza, SECONDED by Cllr Sumner and RESOLVED to record YES to assertions 1- 8 and N/A to assertion 9. Cllr Hayward objected.
- c) Members considered the Accounting Statements in section 2 of the AGAR. It was PROPOSED by Cllr Sumner, SECONDED by Cllr Mirza and RESOLVED to APPROVE the accounting statements as presented. Cllr Hayward objected.
- d) It was PROPOSED by Cllr Mirza, SECONDED by Cllr Sumner and RESOLVED to APPROVE the explanations of variants as presented.
- e) It was PROPOSED by Cllr Mirza, SECONDED by Cllr Sumner and RESOLVED to APPROVE the year end bank reconciliations as presented.
- f) It was PROPOSED by Cllr Mirza, SECONDED by Cllr Sumner and RESOLVED to APPROVE the following dates for the period of public right to view accounts.

10. Finance and Audit

- a. It was PROPOSED by Cllr Sumner , SECONDED by Cllr Mirza and RESOLVED to approve orders of payment for June (appendix b). CHUBB invoice and VAT will be checked.
- b. A financial report was NOTED
- c. Notification of balances were received and NOTED. Cllr Hayward requested a breakdown on sundry expenditure which would be provided.
- d. Bank reconciliations and statements for April and May were received and NOTED. It was agreed a non bank signatory should be allocated by the Finance and Policy Committee to review reconciliations quarterly.

11. Planning

- a) The following planning applications received from SBC was considered :
 - i. [S/25/0666](#): Construction, operation, maintenance and decommissioning of a ground mounted solar farm complete with landscaping, associated infrastructure and temporary access. At: Land At Mount Pleasant Farm, Mount Pleasant Farm Lane Horpit Swindon SN40AU. It was PROPOSED, SECONDED and RESOLVED to request an extension in time to 30th July to enable the application to be fully considered.

It was further PROPOSED that a request be made that the application be called into the planning committee to enable the parish council to make full representation. This was SECONDED and RESOLVED.

b) Applications determined by SBC since previous meeting were NOTED.

12. Motion Under Notice Form (MUN)

It was PROPOSED, SECONDED and RESOLVED to approve draft MUN. It was agreed to clearly add the number of days before the meeting that the form should be submitted, at the top of the form.

13. Speeding in the Village

- a) Members considered a maintenance contract for the two speed indicator devices.
It was PROPOSED, SECONDED and RESOLVED to set up a meeting with the volunteer, assistant clerk and Cllr. Bellamy for further investigation.
- b) Speeding in the village was discussed.
Members were supportive of investigating ways to reduce speeding. It was PROPOSED, SECONDED and RESOLVED that the item be put on the Finance and Policy committee to determine funding available.
- c) Speed watch was discussed. It was PROPOSED, SECONDED and RESOLVED to work to reinstate a community led speed watch when resources allow and volunteers can be recruited. It was agreed to ask for volunteers in the Lyden Magazine and on Facebook.

14. Campaign to Protect Rural England Membership (CPRE)

It was PROPOSED, SECONDED and RESOLVED to renew CPRE membership. It was further PROPOSED to request a list of benefits and ask for advice and expertise on planning applications as and when required. This SECONDED and RESOLVED. Cllr. Hayward voted against the proposal.

15. Wanborough Trails

Members considered opportunities to work with SBC to increase walking and cycling in the village. It was PROPOSED, SECONDED and RESOLVED to explore this further.

16. Staffing

An update regarding parish clerk recruitment was NOTED.

Meeting closed: 21.15pm

Appendix a

Ward Councillor update March 2025:

Parking at Hinton's Croft for GP Surgery: I will give a verbal update seeking PC feedback and opinion.

Local Plan: SBC are proposing to go out for the Reg.18 Local Plan consultation on the 1st August for 4 weeks. I have said that this will disenfranchise residents and Parish Councils and suggest we write to SBC. My group at the council has tabled a motion requesting an extension to at least 8 weeks.

Potholes/Highways: White lining has been reported at High Street by chicane and Burycroft, at Foxhill and at Commonhead roundabout where indicator lanes have never been finished. White lines have been refreshed at Jenner Close and Magdalen Road.

I have asked Frank & Martin in the tree/verge maintenance team to cut the sight lines at Callas Hill and Burycroft (I'll update verbally on what SBC are now trying to pass on to Parishes).

Following a discussion with residents I have reported potholes again.

SCR: I'll give a verbal update following a meeting with Claire Alexander (Project Manager) and Simon Anthony (Service Director of Operations) about the road and expected next steps. I explained about the danger at the Commonhead with no signage to destinations from the three lanes at Pack Hil and the road markings being incomplete leading to people assuming that they are in the correct lane – which is often not the case. The traffic lights have been made live on Wanborough Road for safety reasons to do with the construction traffic from Lotmead. Ongoing management of construction activity at Lotmead affecting our residents at Lotmead housing.

Footpaths: I am chasing Martin Fry about Footpath 44 and others.

Tree Planting: The tree team at SBC who I contacted about Mayfield have also agreed to my request to provide hedging and trees to the allotments (ongoing) and seeking more tree planting – do we agree with Warneage Green or want to leaflet residents?

Neighbourhood Plans: The government has cut the funding for these.

Thames Water: TW are arranging a briefing 30/7 on the new pumping station works.

Fly tipping: Ridgeway – caravan covered in graffiti (update) has now been removed. I've had two more lots of fly tipping removed and another two fly tips reported to me on Saturday.

Greyhound rescue centre: I have received further complaints from residents about noise and this is still being followed up pending their application.

Redlands Grove: School transport team have agreed to a pick up at Redlands Grove for the new school year in September.

Residents have also contacted me about the school (or lack of). The new government paused the 'Free Schools' programme pending the spending review and Sam Mowbray said they are having a meeting with our finance offer to establish what is going on. At the moment we will soon have three sites under construction with no schools.

Bio CNG Refuelling Station:

Application was granted. I fought valiantly for Liddington residents and we had over 60 turn up. The committee voted on what appeared to be part lines to approve which was very disappointing. The evening before the meeting I received an objection from the North Wessex Downs 'National Landscape' principal planner which should have been sent months before. I insisted this was shared with members (which hadn't been intended) – this delayed the meeting and then the whole statement was read verbally. This is copied below for your benefit. Liddington PC are considering a Judicial Review:

Dear Ralph

Apologies for not commenting during the consultation period, unfortunately we did not have capacity to comment.

The North Wessex Downs would oppose the principle of development in this locality. We endorse the use of alternative fuels but do not consider this to be an appropriate location.

- Natural beauty goes well beyond scenic or aesthetic value. The natural beauty of a National Landscape is to do with the relationship between people and place. It encompasses everything - 'natural' and human - that makes an area distinctive. It includes geology and landform, climate and soils, flora and fauna. It includes the rich history of human settlement, land use over the centuries, archaeology and buildings, cultural associations, and the people who live in it, past and present.
- The National Landscape is particularly sensitive to developments that are visually prominent, of an urban, suburban, or industrial nature or are noisy, these all have the ability to tilt the current harmonious balance between the built and natural environment which would have a negative effect on tranquillity and dark skies, both of which are special qualities of the North Wessex Downs.
- The National Planning Policy Framework (para 189 and 190) seeks to ensure that development contributes to and enhances the natural environment by protecting and enhancing valued landscapes in a manner commensurate with their status and recognising the intrinsic character and beauty of the countryside. We are concerned that the development fails to meet these policies.
- There is a clear divide between rural and urban, the proposed development is industrial in character and will encroach into a rural landscape. This landscape forms part of a transitional landscape with land within the setting of the National Landscape and the dominant scarp of the northern edge of the National Landscape.
- Section 85 of the Countryside and Right of Way Act 2000 (CRoW Act) (as amended by the Levelling-up and Regeneration Act in December 2023) sets out that 'relevant authorities', in exercising or performing any function that affect AONBs in England, "must seek to further the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty". It is important to ensure that 'to conserve and enhance' is treated as a singular purpose: consider both parts together, in every relevant choice regarding the exercising of functions.
- The scheme proposes a heavily landscaped perimeter which is being used to screen the development, including conifers. These are not native to the National Landscape, and we do not endorse the planting of conifers as a way to hide development, as this suggests harm and planting can be removed without permission. Any landscaping should be used to enhance a scheme.
- We note the applicants have carried out a search for alternative sites, the information given is very basic. A detailed assessment would provide greater clarity as to the time spent searching and negotiating. For example, site 8d is still available and other deals could have fallen through. Site 8c has been sold to a retail developer and it appears will be used primarily for fast food and coffee outlets, is their scope to use part of the site. It is unclear if existing customer sites can accommodate the biofuel station as part of a partnership, the Amazon site at Symmetry park is vast. Is there any scope to work with the landowner of the truck stop adjacent to the Sainsburys store off the A420 to accommodate such a facility or even to purchase part of the GO Outdoors site which has a car park that far exceeds its needs. Does the Council know of any land available or able to work with the agent to help secure a more appropriate site. Panattoni are moving forward with the former Honda site rapidly, previously it didn't fit CNG's timescale but given the length of this application, Panattoni's position may have changed.
- Significant concern about the site being operational 24/7 including lighting. We note a reduction in column height which will reduce the extent of the light spill but the site is currently unlit. The site is part of a dark sky environment which is a key characteristic of the National Landscape, the A419 acts as a clear border between the illuminated urban environment and the dark open rural landscape. During winter months when tree cover is significantly reduced the light spill will have a detrimental impact on the Natural Beauty of this transitional protected landscape.

Kind regards

Rebecca Davies
Principal Planning and Landscape Officer

Ward Surgery: Our MP Danny Kruger is joining us for a street surgery at Redlands Grove on the 5th July to look at and listen to residents' issues.

If I've missed anything I'll update at the meeting – it's been another busy month (again).

Gary Sumner
Ridgeway Ward Councillor

Appendix b

ORDERS OF PAYMENT June 2025 MEETING		
Payee	Description	Gross Invoice Amount (£)
<i>Paid – expenditure previously approved at Council meeting/regular payments or under Delegation</i>		
ID Mobile Ltd.	Phone – Clerk	£ 6.00
Starboard Systems	Scribe software	£ 62.40
British Gas	Gas - Hoopers	£ 96.63
EE	Mobiles AC and HM	£ 34.68
Castle Water	Allotments Water	£ 65.70
Castle Water	Hoopers Water	£ 143.28
SLCC	ILCA	£ 144.00
Timpsons	Key Cutting	£ 54.00
For approval		
Staff	Total Salaries	£ 3,953.28
AllBuild	Services	£ 3,204.00
PCC Wanborough	Lyden Magazine invoice	£ 286.25
JuSteel	Container Hire	£ 60.00
CHUBB	Inspection and service	£ 942.01
C Smith Sollutions Cleaning	Hoopers Field Cleaning	£ 48.00
S Thurston	Expenses	£ 7.50
Bubbles Boilers	Boiler - gas Cert	£ 516.00
Catherderal Leasing LTd	Supply of Hygiene Services	£ 77.98
Certa Hosting	Emails	£ 11.99
Certa Hosting	Spam Filter	£ 3.59
Centra Heating	Deposit invoice - boiler replacement	£ 2,841.60
R Bellamy	Email hosting reimbursement	£ 77.90
Sure Plumb	Water heater replacement	£ 350.00
Sure Plumb	Urinals Fix	£ 322.50
SSE	Hoopers Electric	£ 1,112.52
DM Payroll Services Ltd	Administration of payroll April to June 2025	£ 74.00
Totals		£ 9,605.08