



Minutes of a meeting of
WANBOROUGH PARISH COUNCIL (WPC) to be held at
WANBOROUGH VILLAGE HALL, HIGH STREET, WANBOROUGH
on Monday, 28 July 2025 at 7pm

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

In attendance: Jonathan Evans (Parish Clerk/RFO), Anne Bradley (Assistant Clerk)
Representatives of Wanborough Cricket Club, Member of the Public,
Representatives from Belltown Power

Minute Ref: FC/28.7/25

1. Apologies

Kathy Glanville.

2. Declarations of interest

None at this time.

3. Minutes

It was PROPOSED, SECONDED and RESOLVED to approve minutes of meeting held on 7th July 2025.

It was PROPOSED that item 11. be brought forward. PROPOSED by Cllr Warr. SECONDED by Cllr Bellamy. RESOLVED unanimously.

11. Cricket Net Funding

Members considered a recommendation from the Finance and Policy Committee that £10,000 be allocated to a project to install new cricket nets at Hoopers Field.

Members of the Cricket Club attended to support the recommendation and had obtained three quotes that suggested the costs for the nets would be approximately £32,700.

The current funding has been secured by the Parish Council:

- £10,545 grant from Sport England
- £9,000 Landfill with an additional £1,000 from WPC

The Cricket Club have raised the following:

- £2,500 Cricket Club
- £250 Crowd Funding

Cllr Warr raised concerns regarding matched funding, noting the need for a financial contribution from the club.

Cllr Bellamy requested procedural clarity, including that all quotes be addressed to Wanborough Parish Council.

Cllr Offer PROPOSED that a contribution of £10,000 be allocated to the project. This was SECONDED by Cllr Sumner. Cllr Bellamy voted against the proposal and expressed concern that precise costings had not been presented to the meeting and therefore could not support the motion.

NB Following this meeting it was raised that the updated agenda detailing the cricket net item was not posted in accordance with the council's publication scheme. Therefore, this decision was ultra vires and does not stand. In accordance with LGA 1972, Sch. 12, para 9 (1) an extraordinary meeting was convened and properly notified on 13th August 2025. The agenda set out this matter for reconsideration.

4. THE MEETING WAS ADJOURNED FOR PUBLIC QUESTIONS

- Representatives from Belltown Power provided an update on the solar farm project, known as Mount Pleasant, focusing on their proposed solutions to HGV traffic.
- A request from two residents was received to honour a former councillor. Following discussions, the Council requested that the Clerks respond back to the residents, thanking them for raising this with the Council and present proposals at the next meeting.

It was PROPOSED that item 12 (d) be brought forward. PROPOSED by Cllr Warr. SECONDED by Cllr Bellamy. RESOLVED unanimously.

12. (d) To consider parking provision at the Wanborough Doctors Surgery as part of the Bewley homes development and consider actions

Concern was raised that the parking situation outside the doctors was dangerous. Cllr Offer presented a plan which highlighted an issue with planning permission. Cllr Sumner stated he had been in contact with the doctor's surgery on this matter. It was reported that the Surgery is in discussion with Bewley and a legal agreement will be drafted regarding the parking. It was agreed to keep the situation under review.

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

Members noted the report.
Appendix A.

6. Reports

Members noted the following:

- a) Footpaths, Village maintenance and Allotments Committee – 7th July 2025
- b) Hoopers Field Committee – 14th July 2025
- c) Staffing Committee – 14th July 2025
- d) Finance and Policy Committee - 23rd July 2025 – deferred to next meeting

7. Correspondence

Members noted a list of correspondence circulated between Monday 23rd June 2025 and Monday 28th July 2025.

8. Items for Information

Members noted the action list provided.

9. Finance

- a. It was PROPOSED by Cllr Warr, SECONDED by Cllr Bellamy and RESOLVED to approve orders of payment for July (appendix b). Cllr Hayward raised concerns regarding water usage at Hoopers Field and it was agreed that the Parish Clerk and/or Assistant Parish Clerk would provide council members with a summary of historical water consumption data.
- b. A financial report was NOTED.

10. Lower Rec Play Area Surface

It was requested that the Parish Clerk and Assistant Clerk prepare a report for the next Full Council meeting outlining the recommendations.

12. Planning

- a) To consider the following planning applications received from SBC awaiting comment:
 - i. S/RES/25/0741 Reserved Matters application for layout, landscaping, scale and appearance pursuant to Outline permission S/OUT/20/0533/JABU for erection of 220no. dwellings, local centre, access, landscaping, infrastructure and associated works. At: Land At Foxbridge North, Wanborough Road Swindon. It was PROPOSED, SECONDED and RESOLVED to appeal for further time to enable the application to be fully considered.

- ii. S/OUT/22/1415 Re: A Hybrid Planning Application for a residential development, associated works, infrastructure, parking, new / retained habitats, and ancillary development to include – full details for the erection of 124 dwellings (Class C3), public open space, NEAP, landscaping, sustainable drainage, roads, vehicular access and pedestrian / cycle paths and an outline proposal (Means of Access not reserved) for the erection of up to 124 dwellings (Class C3), public open space, landscaping, bridge crossings, safeguarded canal corridor, sustainable drainage, roads, vehicular access and pedestrian / cycle paths. At: Land North Of Redlands Farm. It was PROPOSED, SECONDED and RESOLVED to appeal for further time to enable the application to be fully considered.
- iii. 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 (attached).
It was PROPOSED, SECONDED and RESOLVED to strongly object on the following grounds:
- a) **Scale and Landscape Impact**
- The proposed development spans an area equivalent to **75 football pitches**, representing a significant intrusion into the rural landscape.
 - The scale of the project undermines the principle of **non-coalescence**, threatening the distinct separation between settlements and risking future urban sprawl.
- b) **Land Use and Site Selection**
- The site is **greenfield agricultural land**, and the Council believes **priority should be given to brownfield sites** for such developments.
 - The long-term impact on the land post-decommissioning remains unclear. The Council requests clarification on the **status and restoration of the land** after the 40-year lifecycle of the solar farm.
- c) **Traffic and Highway Safety**
- Concern regarding **visibility and safety at the crossroads** near the site. The Council formally requests a **site visit by the Highways Team** to assess the impact on local traffic and road safety during both construction and operation phases.
- d) **Noise Pollution**
- The presence of **12 substations** emitting noise from cooling fans and electrical equipment raises concerns about **ambient noise levels**, particularly affecting nearby residents and wildlife.
- e) **Community and Environmental Impact**
- While a **community fund of £640,000** over 40 years is proposed, the Council questions whether this adequately compensates for the environmental and social impact of the development.
 - The Council notes that **no battery storage** is planned, which limits the resilience and utility of the energy generated.

Additional Caveats and Conditions

Should the application proceed, the Council requests that **strict caveats** be placed on:

- Noise mitigation measures
- Traffic management during construction
- Restoration of the land post-decommissioning
- Ongoing community engagement and transparency
- Adequate compensation for the environmental and social impact of the development.

It was further PROPOSED to call the application in to be discussed by the Swindon Borough Council (SBC) Planning Committee. This was SECONDED and RESOLVED.

- iv. S/HOU/25/0917 Erection of a single storey rear extension, new entrance porch canopy and new roof covering. At: Little Thatch, High Street Wanborough Swindon SN4 0AE
It was PROPOSED, SECONDED and RESOLVED to object to the application as changes proposed alter the character of the property and are not in keeping with the conservation area of the village; any changes to the property should be managed sensitively and should retain the thatch.

- b) To consider the following appeal to the planning inspectorate:
S/PIP/25/0218 Re: Application for permission in principle for up to 9 no. dwellings.
At: Land At Moorleaze Farm, The Marsh, Wanborough, Swindon, SN4 0SW
This matter was NOTED.

- c) Applications determined by SBC since previous meeting were NOTED.

13. Redlands Grove

It was PROPOSED by Cllr Sumner and SECONDED by Cllr Warr to APPROVE £73.55 funding towards a neighborhood watch scheme at Redlands Grove.

14. Footpaths

An update was provided to Full Council on the current status of footpath and village maintenance. It was noted that the Parish Handyman is no longer in post, resulting in a lapse in routine maintenance across the parish.

A recommendation from the Policy and Finance committee was considered, for a contractor to provide maintenance services on a temporary basis. It was PROPOSED by Cllr Warr, that Allbuild be appointed to carry out maintenance for 14 hours per week at a rate of £35 per hour, for an initial period of two months. This was SECONDED by Cllr Bellamy. RESOLVED unanimously.

15. Staffing

- a. It was NOTED appointment of Jonathan Evans as Clerk and RFO
- b. An induction plan was NOTED.
- c. A training allowance for the new Clerk is within existing budgets.
- d. A mentoring programme for the new clerk was considered. This would include:
The interim clerk remaining in post for the first week in August and then providing 4 hours per week mentoring until 31st August as an external contractor.
It was PROPOSED by Cllr Warr to approve this programme. This was SECONDED by Cllr Bellamy. RESOLVED unanimously.
- e. It was PROPOSED by Cllr Mirza that any data protection officer duties should be undertaken by the Proper Officer (Clerk & RFO), not an external contractor. This was SECONDED by Cllr Sumner and RESOLVED unanimously. **NB Following this meeting it was raised that the updated agenda detailing the data protection officer was not posted in accordance with the council's publication scheme. Therefore, this decision was ultra vires and does not stand. In accordance with LGA 1972, Sch. 12, para 9 (1) an extraordinary meeting was convened and properly notified on 13th August 2025. The agenda set out this matter for reconsideration.**

Appendix a

Ward Councillor update July 2025:

Local Plan: SBC are proposing to go out for the Reg.18 Local Plan consultation on the 1st September for 6 weeks. Wanborough PC should be mindful of the increase in numbers for the NEV to 9,300+.

Potholes/Highways: White lining has been refreshed at Foxhill and Callas Hill is ready to be re-marked. The others are still on my list including at High Street by chicane and Burycroft, at and at Commonhead roundabout where indicator lanes have never been finished. Signage will be moved at Commonhead to show directions – currently hidden by trees.

Speed limits – Pack Hill, The Marsh, SCR. There is a Stage 2 consultation until 8th August.

SCR: SBC will be reinstating the compound at Pack Hill with a view to completing the remedial works to SCR to open to construction traffic Spring 2026 and public August 2026. Tree planting likely Spring 2026. I have had complaints about the state of the verge outside Meadow House which is looking awful. Raised with SCR team.

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

Tree Planting: I've recently agreed 700m of tree planting on Purley Road in Liddington and again ask if there is anywhere the Parish want planting?

Thames Water: TW have arranged a briefing 30/7 on the new pumping station works which I am attending.

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

Redlands Grove: The government paused the 'Free Schools' programme pending the spending review and Sam Mowbray said they are having a meeting with their finance officer to establish what is going on. At the moment we will soon have three sites under construction with no schools. Still no update.

Bio CNG Refuelling Station: Despite raising the necessary funds to launch a pre- Judicial Review challenge (which was submitted) this was rejected by SBC and the potential costs made this not worth taking further. A great effort by Parish Council and residents.

Mount Pleasant Solar Farm: Residents are continuing to object to the proposal and comments can be submitted up to the day before a Planning Committee (which given the archaeology surveys) may be some time away. I have submitted a call in to planning committee in any event.

Ward Surgery: Our MP Danny Kruger joined us for a street surgery at Redlands Grove on the 5th July. We met with more than ten residents to discuss various matters including landscaping, play areas, swales, speeding

Appendix b.

ORDERS OF PAYMENT July 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	£ 935.26
Castle Water	Hoopers Water	£ 299.04
Haydon Wick Parish Council	Training - K Glanville	£ 40.00
CENTRE HEAT	Hoopers Boiler - Balance	£ 2,841.60
Janitorial Supplies	Cleaning supplies	£ 185.83
HMRC	Tax and NI	£ 3,643.67
Jenson Locksmith	Hoopers side door	£ 149.50
Swindon Borough Council	Planters Licence	£ 25.00
Staffing	Staffing	£ 749.11
Amazon	Prime	£ 114.00
Cloudy IT	Admin Email	£ 44.64

HMRC	Tax and NI account clearance	£ 1.40
Amazon	Cleaning Cupboard	£ 149.99
<i>For approval</i>		
Staff	Total Salaries	£ 3,670.93
AllBuild	Services	£ 3,204.00
PCC Wanborough	Lyden Magazine invoice	£ 286.25
JuSteel	Container Hire	£ 60.00
Certhia Consulting Limited	Tree Survey	£ 2,160.00
Affleck Electrical Ltd	PAT tests Hoopers	£ 111.00
SLCC	AB Membership	£ 255.00
Hills Waste Solutions Ltd	Grant release contribution	£ 1,000.00
Totals		£ 20,095.00