

WANBOROUGH PARISH COUNCIL



Minutes of a meeting of WANBOROUGH PARISH COUNCIL held at
Hoopers Field Sports Facility, Rotten Row, Wanborough
on Tuesday 16th December 2025 at 7pm

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

In attendance: Laura Evans (Clerk), Anne Bradley (Assistant Clerk) nine members of the public

Minute Ref: FC/16.12/25

1. Apologies

No apologies were received.

2. Declarations of interest

No declarations of interest were declared.

3. Minutes

Resolved: The minutes of the ordinary meeting held on Monday 24th November 2025 were approved and signed as a true record.

4. Matters arising from the previous meeting (5 minutes)

Website- will be an agenda item for January 2026.

Bench request – in progress.

Allotment fencing quotations will be an agenda item for January.

All other actions are complete.

5. Public Questions (Maximum time 20 minutes)

Residents present indicated that their attendance was primarily to receive further information regarding the Environmental Impact Assessment (EIA) request for Inlands Farm.

It was proposed by Cllr Richard Bellamy to move agenda item 11a forward -S-EIA-25-1536- Environmental Impact Assessment Screen Report- Inlands Farm, seconded by Cllr John Warr and unanimously agreed.

Cllr Gary Sumner explained that Turley's expressed interest in the site during the summer and began pre-application discussions in July. They requested a meeting with the Parish Council and notified residents of their consultation by post to engage the community and received feedback. The Councillors present at the meeting gave no hard and fast opinions.

Key concerns raised include the non-coalescence area in Wanborough, landscape and heritage impacts, and whether an Environmental Impact Assessment (EIA) is required—generally mandatory for large developments. The development would be highly visible in the landscape, though Turley's have stated they will avoid areas of archaeological significance. SBC's Ecology Officer strongly indicated that an EIA would apply as this was required for The Bungalows planning application, and resident feedback to Turley's has been largely negative.

Further discussion noted that the site is not included in the Swindon Local Plan. Under the NPPF, SBC currently has only 4.9 years of housing supply, which may influence decisions. Government has announced plans to remove EIA requirements for developments under 3,000 units, but at present this remains at the discretion of the Local Authority.

Residents expressed strong opposition to new builds and suggested exploring options to protect surrounding land, such as gifting to the Woodland Trust. Concerns were raised about infrastructure pressures, with 9,300 homes already planned plus an additional 300, and SBC facing a £28 million budget deficit. Previous refusals for Redlands due to non-coalescence were cited as relevant

precedent. Wanborough remains designated as protected green space. Members highlighted that this is an early stage, and the EIA process is costly and time-consuming. Additional points included potential landscape harm, traffic impact, ecological considerations, and the unsuitability of SCR as a single-lane road for a car-led development with no safe pedestrian access.

Cllr Omar Mirza proposed submitting the comments drafted by Cllr John Warr incorporating points from Cllr Colin Offer, would be submitted. Cllr Gary Sumner seconded the proposal unanimously agreed.

6. Report from Swindon Borough Council (SBC) Ward Councillor (10 minutes)

Highlights from the report are as follows.

HGV's - been contacted by numerous residents about construction traffic in the village and contacted SBC. Residents are asked to record any sightings of construction vehicles in the village, noting as much detail as possible, including: Date and time, Location, Company name, Vehicle registration number. This information will help developers identify contractors not using the correct construction routes and assist the Local Planning Authority in determining whether other vehicles unrelated to the development are using these routes.

SCR: Ditches have been cleared and drips cut on Pack Hill and down to Commonhead.

Verge Cuts- Rural verge cuts are complete except for the section from the crossroads to The Gallops, Foxhill. If no response is received shortly, consider asking our contractors to complete this for resident safety.

Lotmead: Complaints from residents at Lotmead about mud, use of the lane for construction and recycling & rubbish collections missed. I've dealt with the waste issue and am talking to the Clerk of Works and developers about the rest.

7. Reports (15 minutes)

- a) Clerk's update –Allotments- Invoices have been issued and payments are being received. Feedback on the allotment strategy plan has been positive and generated useful ideas. Allotments will continue to be managed by the Clerking Team in line with the Tenancy Agreement. Three termination letters, two warnings, and several reminders about cultivation rules have been sent to plot holders.
- b) Chairs update- Christmas trees have been installed in Wanborough and Redlands. The Assistant Clerk, Cllr Gary Sumner and Cllr Kathy Glanville completed the snagging list with Aaron and Paul Gurr from the Cricket Club; a few issues were noted and will be sent back to Slatters. Cllr Kathy Glanville made the meeting aware that the Clerks probation review is due, and Councillors will be emailed to provide feedback.

The meeting thanked the Clerk and Assistant Clerk for all their hard work.

8. Correspondence (5 minutes)

To receive for information only a list of correspondence circulated between Monday 24th November 2025 and Monday 15th December 2025.

The meeting noted that only planning applications had been received.

9. Finance (10 minutes)

- a. To receive and approve orders of payment for December.
Resolved: Cllr Colin Offer proposed the orders of payments for December. Cllr Omar Mirza seconded the proposal and was unanimously agreed.
Cllr John Emmins requested the Clerking team to investigate installing the clubs with individual water meters.
- b. To receive and consider financial report.
Resolved: Cllr Gary Sumner proposed acceptance of the financial report. Cllr Omar Mirza seconded the proposal and was unanimously agreed.
Cllr John Warr reconciled the bank statements for the month of November.
- c. To receive the Monthly View of Spend vs Budget
- d. To receive and consider the invoice received from Wanborough Bowls Club of £318.79p for planning permission for electric supply. The Bowls club have paid the initial fee of £234.00

Resolved: Cllr Colin Offer proposed paying the amount requested which is half towards the planning permission and Cllr Omar Mirza seconded the proposal and was agreed with a majority vote, with Cllr Richard Bellamy voting against.

Cllr Colin Offer explained that each club has an annual funding allowance of £1,000, which may be used at the club's discretion, provided quotations are submitted and work is not started until approved by the Hooper's Field Committee or Full Council. The invoice for planning will be taken from the Bowls Club's allocation; how they use the remaining funds is at their discretion.

10. Grounds Maintenance Contract 2026-27 (10 minutes)

To discuss and consider whether to renew the Grounds Maintenance contract or go out to Tender. Cutting of allotment hedging to be included within the remit of the Contract.

Resolved: Cllr Gary Sumner proposed continuing with the current Contractor for another year, and then start the Tender Process later on in 2026. Cllr Richard Bellamy seconded the proposal and was unanimously agreed.

11. Planning (20 minutes)

a) To consider the following planning applications received from SBC awaiting comment:

- i. S-EIA-25-1536- Environmental Impact Assessment Screen Report- Inlands Farm- This item was discussed under agenda item 5.
- ii. S/25/1266- The Bungalow, The Marsh Wanborough Swindon SN4 0AS- Demolition of existing dwelling & erection of 1no. replacement dwelling, including change of use of part of paddock to residential curtilage. (closing date for comment 31/12/2025)
The meeting agreed that the following comment be submitted.
The Parish Council can see no changes in this application and reiterate the previous comments submitted.

b) To note applications determined by SBC since previous meeting (attached)

No applications have been determined by SBC.

12. Cricket Nets Update (5 minutes)

The snagging list has been completed with no further recommendations from the Cricket Club. The Club has been asked to provide a full update on the progress being made against Parish Council requirements, and Cllr Richard Bellamy requested this be brought to the next Full Council meeting. The meeting agreed that the Cricket Club should adopt the same control measures currently in place for the Tennis Club.

It was noted that the new container for use by the Football Club and Cricket Club is being delivered on 18th December 2025.

13. Christmas Hampers (5 minutes)

Christmas Hampers have been given to Cllr's for distribution.

14. Council HR and Governance Support

To consider the attached quotation to continue with HR Support.

The increase in cost is £495 per year, and the Parish Council would be entering a three-year contract.

Resolved: Cllr Richard Bellamy proposed not to proceed with the quotation. Cllr Gary Sumner seconded the proposal and was unanimously agreed.

Cllr Dave Hayward requested that one off HR Support be explored.

The Clerk requested the meeting resolve to enter into the exclusion of public and press, agenda item 15.

Cllr Richard Bellamy stated that he did not believe there was a legitimate reason to hold the discussion in a confidential session, citing the need for transparency

Cllr John Warr proposed to resolve going into a confidential session and was seconded by Cllr Omar Mirza and was agreed by a majority vote, With Cllr Colin Offer, Cllr John Emmins and Councillor Richard Bellamy voting against.

The Assistant Clerk declared an interest in the matter to be discussed and left the meeting due to being a PCC member.

- 15. To resolve that in accordance with the Public Bodies (Admissions to Meetings) Act 1960, the public and press be excluded from the meeting during consideration of the following item due to the confidential nature of the business to be transacted.**

Reason: Legal advice

Resolved: Cllr Gary Sumner proposed using the allocated £500 budget to appoint a solicitor, with delegated authority to the Clerk to choose. Cllr Omar Mirza seconded the proposal, which was agreed by majority vote, with two councillors voting against, including Cllr Richard Bellamy.

Meeting closed 21.13pm