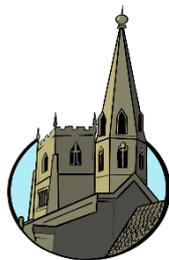


WANBOROUGH PARISH COUNCIL



Minutes of a meeting of WANBOROUGH PARISH COUNCIL held at HOOPERS FIELD, WANBOROUGH, on Monday 22nd September 2025 at 7pm

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

In attendance: Sally Thurston (Consultant Clerk),

Minute Ref: FC/22.9/25

1. Apologies

Cllrs Mirza and Bellamy

2. Declarations of interest

Councillor Offer declared an interest in item 10a. iv. Being resident in a neighbouring property. He will leave the room and not vote

3. Minutes

It was PROPOSED, SECONDED and RESOLVED to sign the minutes, of the extraordinary meeting held on 3rd September 2025, as a correct record.

4. Public Questions

The meeting was adjourned to allow questions from the public to include:

- a. Heavy lorries travelling through village. It was agreed to ask resident for photographs that identified lorries to enable WPC to speak to developers at Redlands Grove and ensure contractors are using appropriate routes.
- b. Doctors' surgery parking. It was agreed to write to the resident to assure them that the parish council support their view and would like to see the surgery have full use of the parking spaces as promised. It was agreed to add this to a future agenda for full discussion.

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

A report was NOTED – appendix a

It was PROPOSED, SECONDED and RESOLVED to move item 11 forward on the agenda to allow members of the public present to observe the debate.

11. Cricket Net Quotations

Members considered three quotes. It was PROPOSED, SECONDED and RESOLVED to accept a quote from Slatters for £32,636 + VAT. The clerk would ensure this was a fixed quotation.

The work would be ordered and progressed as soon as possible. The contract award would be published on www.find-tender.service.gov.uk

6. Reports

Members NOTED minutes, reports and recommendations from the following:

- a) Clerk's update
- b) Finance and Policy Committee - 23rd July 2025
- c) Staffing Committee – 11th August 2025 and 1st September 2025

7. Correspondence

Members NOTED for information only a list of correspondence circulated between Monday 28th July 2025 and Monday 22nd September (to follow).

8. Items for Information

The following items for information were NOTED

- a. Action List
- b. Park Yoga

9. Finance

- a. It was Cllr. Warr PROPOSED and Cllr. Offer SECONDED to APPROVE orders of payment for September. This was RESOLVED.
- b. A financial report was NOTED.
- c. It was PROPOSED, SECONDED and RESOLVED to implement national salary awards for WPC staff of 3.2%
- d. It was PROPOSED, SECONDED and RESOLVED to NOTE and APPROVE an external audit report and conclusion of audit 2024.25. The council thanked Sally Thurston for her hard work in getting the accounts in order and obtaining a clean audit.

10. Planning

a) The following planning applications received from SBC were considered:

- 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. It was PROPOSED, SECONDED and RESOLVED to OBJECT to the application on the following grounds:
 - Noise Impact
 - On-site Drainage and Flood Risk
 - Play Area Provision and Maintenance
 - School Places and Child Safety
 - Lack of Recreation and Green Space
 - Highways and Transport Concerns
 - Landscape and Planting Issues
 - Public Rights of Way (PROW) and Connectivity.
 - Lack of Community Integration
- ii. **S/25/0992:** Re: Erection of 71 no. dwellings, creation of access, landscaping, infrastructure and associated works. At: Phase 2, Land At Foxbridge Village North Wanborough Road Swindon SN4 0AB
It was PROPOSED, SECONDED and RESOLVED to OBJECT to the application on the following grounds:
 - Noise Impact
 - On-site Drainage and Flood Risk
 - Play Area Provision and Maintenance
 - School Places and Child Safety
 - Lack of Recreation and Green Space
 - Highways and Transport Concerns
 - Landscape and Planting Issues
 - Public Rights of Way (PROW) and Connectivity.
 - Lack of Community Integration
- iii. **S/25/0980:** Re: Demolition of existing dwelling and erection of 1 no. dwelling. At: The Bungalow, The Marsh Wanborough Swindon SN4 0AS
It was PROPOSED, SECONDED and RESOLVED that WPC have NO OBJECTION to the application.
- iv. **S/25/1001:** Re: Replacement of Existing Bungalow with Two-Storey Dwellinghouse At: Manor Farm Bungalow, Manor Farm Track Foxhill Swindon SN4 0DX
It was PROPOSED, SECONDED and RESOLVED that WPC have NO OBJECTION to the application.
- v. **S/HOU/25/0989:** Re: Erection of single storey side extension, conversion of garage into habitable space. At: 5 Oakapple Close, Wanborough Swindon SN4 0EW.
Cllr. Offer left the meeting

It was PROPOSED, SECONDED and RESOLVED that WPC have NO OBJECTION to the application but make the following comment: the planning officer should be satisfied that there is sufficient parking for the size of dwelling.

- vi. **S/OUT/22/1415:** Revised Documents erection of up to 124 dwellings. At: Land North Of Redlands Farm, Wanborough Road Swindon SN4 0AA
It was PROPOSED, SECONDED and RESOLVED to OBJECT to the application on the following grounds:

- Unsustainable Development in terms of highway infrastructure and school provision.
- Highways and Access Concerns
- Lack of Green Infrastructure and Amenity Space
- Environmental and Flood Risk
- Encroachment onto area of non-coalescence
- National Planning Policy Framework Non-Compliance
- Local Plan Policy Conflicts

- vii. **S/RES/25/0957:** Re: Reserved matters application (appearance/landscaping/layout/scale) related to 132 dwellings within Phase 3 pursuant to outline planning permission S/OUT/19/0582: (Outline Planning Application for demolition and/or conversion of existing buildings and redevelopment to provide up to 2,500 homes (Use Class C3); up to 1,780 sqm of community/retail uses (Use Class D1/D2/A1/A3/A4); up to 2,500 sqm of employment use (Use Class B1); sports hub; playing pitches; 2no. 2 Form Entry primary schools; green infrastructure; indicative primary access road corridors to A420; improvements to Wanborough Road and associated works.) At: Phase 3 , Lotmead Site Eastern Villages Swindon
It was PROPOSED, SECONDED and RESOLVED to OBJECT to the application on the following grounds:

- Highways and Access Concerns from Spine Road
- Density and Overdevelopment
- Insufficient Green Infrastructure and Amenity Space
- Public Rights of Way (PROW) and Connectivity
- Lack of Community Integration
- Sustainability
- Education and Health Infrastructure
- Drainage and Flood Risk
- Affordable Housing Layout and Mix

- viii. **S/RES/25/0997:** Re: Erection of 283no. dwellings and associated works (Phase 2) for the layout, scale, appearance, access (other than access from Wanborough Road, as already approved by the outline permission) and landscaping – Reserved Matters from previous outline permission S/OUT/19/0582. At: Phase 2 Lotmead Site, New Eastern Villages Wanborough Swindon
It was PROPOSED, SECONDED and RESOLVED to OBJECT to the application on the following grounds:

- Highways and Access Concerns
- Planting and Landscaping
- Insufficient Green Infrastructure and Amenity Space
- Public Rights of Way (PROW) and Connectivity
- Lack of Community Integration
- Education and Health Infrastructure

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

- c) The consultation period for the Swindon Local Plan 2023-2043' Regulation 18 Public was NOTED.

12. Publication Scheme

It was PROPOSED, SECONDED and RESOLVED to approve an amended publication scheme

13. Hoopers Field Broadband

It was PROPOSED, SECONDED and RESOLVED to defer additional charges to install broadband until the copper system installed on 22/9/2025 was tested in full. It was further PROPOSED, SECONDED and RESOLVED to purchase dual band wifi boosters as recommended Openreach for up to £75.

14. Footpaths

It was PROPOSED, SECONDED and RESOLVED to defer this item to a future meeting. Members requested an up to date list of works undertaken by All Build.

15. Honour Former Councillor

A request from residents to honour a former councillor was received and considered. It was AGREED to request further information and suggestions from the resident.

16. Staffing

An update was NOTED.

Meeting closed at: 21.24pm

Appendix a: Ward Councillor update October 2025:

Local Plan: I have been encouraging residents to comment on the Regulation 18 Consultation on the draft local plan as both the 'Area of Non Coalescence' needs strengthening and infrastructure for the NEV requires a realistic trajectory to delivery. Consultation ends 13/10/25.

Highways: After months of chasing the rural verge cuts have commenced as SBC finally authorised two weeks ago the funding to employ an outside contractor. Wanborough has been started in the past few days and it looks a lot better.

Road closures on the A419 have had great impact with many residents contacting me. I'm working with the Streetworks team on an approach to future closures.

Speed signs – Kite Hill: After my request earlier this year the speed sign on Kite Hill has been replaced by SBC at their cost. A very welcome sight.

SCR: Plans are still in place to reinstate the compound at the bottom of Pack Hill with works to start winter 2025. Plan is for the 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 and SBC have agreed to cut this.

Footpaths: From Martin Fry on Footpath 44:

Dear Councillor Sumner, Thank you of your email.

Unfortunately I do not have a confirmed date yet for these works as it is intended that they are completed with other nearby works. Those works are works to bridges on the public rights of way network that are linked to identical works elsewhere and at the moment it is difficult to set a date for those other bridge works. However once I am aware of a date for these works I will be informing yourself and the Parish Council.

Tree Planting: Suggestions for tree planting in Wanborough are welcomed – private or public land. I've recently agreed 700m of tree planting on Purley Road in Liddington?

Thames Water: Thames water will be closing Merlin Way but this will now be delayed until next summer.

Greyhound rescue centre: I continue to receive further complaints from residents about noise. Environmental Health visited the site on Tuesday – further updates to come.

Redlands Grove: The government paused the 'Free Schools' programme pending the spending review and I met with SBC CE Sam Mowbray. They have now put this on their Corporate Risk Register and are going to have to look at a 'Plan B'. There are no triggers in the planning consents to stop housebuilding in the absence of schools.

In good news I was successful in getting a Ridgeway School bus stop for students at Redlands Grove.

Wanborough Road: Complaints from residents about mud on the road last week – I reported to SBC's Highways Agreements manager: Hi Gary,

We have communicated to Lotmead (Vistry/MV Kelly) and reminded Redlands (Vistry/Bellway/Conlon & RM) as to their responsibility to maintain clean routes to/from their sites.

Vistry are in the process of arranging a road sweep which we have requested to clean from traffic signal crossing to Kingfisher Drive.

We will monitor the situation closely in the coming days (especially after periods of rainfall) and ensure safety for the travelling public.

Lotmead: I met with the Streetworks manager last week to discuss the planned works on Wanborough Road. No permits yet issued but a 24 hour one was allowed to clear hedges and sight lines at the existing entrance. No planned closures but works will be carried out under two way signals. They will update me when.

Mount Pleasant Solar Farm: Residents are continuing to object to the proposal which is positive. Comments should be made on the local plan with reference to this site. SBC have received a number of pro-forma comments in support – obviously pre-printed and people have simply filled in their name and address. I have submitted a call in to planning committee in any event.

Redlands Grove: I had a meeting with the Managing Director of Bellway (South West). They've agreed new 20mph speed signs. Landscaping remedial work starts later this month or start of October with failed trees, landscaping and knee rails to be installed by swales. More on play areas to follow.

Fly tipping: I have made numerous reports this month on fly tipping and tree issues. Fly tipping reported and removed from the Ridgeway Road at Foxhill (but they won't remove what is dumped inside the farmers gates). Reported on The Hollow, Callas Hill.

Appendix b.

ORDERS OF PAYMENT SEPT 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
EE	Mobiles AC and HM	£ 33.60
All Build	Waste Collection Hoopers	£ 150.00
Castle Water	Hoopers Water	£ 699.52

Easy Space	SSL Fee	£	73.37
L Naseem	Planters	£	249.72
SLCC	ILCA - L Evans	£	144.00
<i>For approval</i>			
Staff	Total Salaries	£	1,075.59
AllBuild	Services	£	3,204.00
PCC Wanborough	Lyden Magazine invoice	£	286.25
JuSteel	Container Hire	£	60.00
Castle Water	Allotment Water	£	25.49
Castle Water	Hoopers Water	£	409.05
PKF Littlejohn LLP, Credit Control (SBA),	External Audit	£	504.00
Cathedral Hygiene	Hoopers Hygiene bins	£	77.98
Bishopstone with Hinton Parva WI	Hoopers Refund	£	30.00
Bubbles Boilers	Gas Cert and Diagnostics	£	516.00
Team - I	Administration and Financial Services	£	2,784.00
DM Payroll	Payroll Services	£	88.80
Wanborough Toddler Group	Library Grant	£	200.00
St Andrews Church	Maintenance Grant	£	1,500.00
All Build	Village Maintenance	£	2,268.00
SSE	Hoopers Electricity	£	1,029.21
JuSteel	Container Hire	£	60.00
HMRC	Tax and NI	£	2,642.51
Zurich	Insurance	£	1,827.21
Totals		£	7,090.97