

WANBOROUGH PARISH COUNCIL

Minutes of the Planning & Finance Committee meeting held on 3rd December at 7.30pm at Hooper's Field Sport Pavilion.

Present: Colin Hayes (Chairperson) Bob Biggs, Joe Smith

In attendance: Parish Clerk, 2 members of public

1. Apologies: Colin Offer, Mark Simpson and Roger Whitfield
2. Declaration of interest: None

THE MEETING WAS ADJOURNED FOR PUBLIC QUESTIONS.

No public questions

3. Presentation from a developer for a proposed development at The Marsh – Mr Ray Pethick

Ray Pethick thanked Parish Council for allowing him to present his plans to the committee. He introduced his colleague Steve Millard (PFA Consulting) who is a specialist in flood management issues.

Ray Pethick outlined his plans; development will be on a piece of land in front of Lake Cottage, land which is also owned by Lake Cottage.

Lake Cottage and surrounding area has suffered considerably with flooding and he suggested this proposal would provide a solution for this flooding problem. He confirmed that there will be a large attenuation pond which will hold 500 cubic metres of water. He confirmed that he has shown this proposal to SBC's drainage engineers (Richard Bennett) who have confirmed that they would welcome this scheme as a solution to the flood issues within the area.

Ray Pethick referred to Parish Council's flood report which was produced in 2011. He stated that a solution included in the report was to put an attenuation pond within the Woodland Trust land. He understands that this is not possible, therefore offering land within his proposal will provide this solution.

Ray Pethick confirmed that the proposed development would include a mix of 3, 4 and 5 bed houses, some thatched, but also some smaller houses to provide a better mix. He confirmed that he has now submitted the site to SBC to be considered within the SHELAA process. He had assumed that SBC would have included all sites previously submitted to them as part of the SHELAA consultation, but for some reason they hadn't. He referred to SBC's housing land supply stating that it is currently between 1.9 and 2.7 years of its 5 year land supply. He also confirmed that he has currently received 11-12 letters of support from neighbouring residents.

A discussion took place in relation to the works carried out as part of the Ducksbridge application which has resulted in the water from Green Lane being directed towards The Marsh and away from the new development. Joe Smith confirmed that this scheme was not supported by SBC drainage officer. He also confirmed that there is a drain that goes under the road towards Ducksbridge but it is unknown as to whether this drain is still clear and working effectively.

Steve Millard confirmed the work he had done to assess the area where he has looked at the flow of water and ditch capacity, and these proposals will greatly improve the flooding issues within the area.

Angela Raymond
Clerk to Wanborough Parish Council

A resident at the meeting raised concerns about the ditches downstream from his property. He stated that he keeps the ditches clear around his property, however the ditches downstream on neighbouring owners' land are blocked. He stated that if these ditches were kept clearer then this would solve majority of the problems within the area. Parish Council agreed to put this as an action point to follow up with SBC.

Colin Hayes stated that he is pleased that Ray Pethick has submitted his proposal to SBC as part of the SHELAA consultation so that it will follow the correct process.

Ray Pethick confirmed that they do not intend to wait for the outcome of the SHELAA before submitting their planning application. He understands that the next consultation on the SHELAA is due in Spring 2019, however he has also heard that this might be delayed until after the elections. He confirmed he was not prepared to wait for this and intends to submit his application sooner.

Colin Hayes stated that Parish Council will consider the application once it is received and confirmed that they are not in a position to comment on anything until then. Once the application is received Parish Council will consider the application at a full Parish Council meeting. Ray Pethick confirmed that he understands this and hopes Parish Council will see the benefits of this application and how it will help solve the flooding problems within the area.

Ray Pethick, Steve Millard and two residents left the meeting at 9.15pm.

4. To Review Parish Council's budget and spend to date for the financial year to 31st March 2019.

Parish Clerk circulated budget at spend details for Councillors to review

5. To review Hooper's Field budget and spend to date for the financial year to 31st March 2019

Parish Clerk circulated budget and spend details for Councillors to review

6. To Review proposed capital projects for 2019/20

Due to the time and the number of apologies received (two at short notice) for the meeting it was agreed by all present that a consideration of items 4 – 6 would be postponed until the next Finance committee meeting.

Meeting closed at 9.35pm