

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **22nd October 2007** in Wanborough Village Hall, High Street, Wanborough at 19.30.

PRESENT: Mr W Suter (Chairman), Mr G Sumner (Vice-Chairman), Mr C Offer, Mr W J Smith, Mrs A Jerome, Mr A Bennett, Mr C Hayes, Mr M L Savage, Mrs A Basevi, Mrs V Wright

In Attendance Mrs A J Raymond (Clerk)

1. Apologies: Mr R Whitfield
2. Declaration of interest: Mr Bill Suter declared a personal interest on item 6.1.2 as he is a school governor.
3. Minutes: The minutes of the previous meeting held on 24th September 2007 had been circulated to all Parish Councillors. The minutes were signed by the Chairman as a true record.

Meeting was adjourned for Public Questions

A resident stated that she wished to read out a statement and did not wish the Parish Council to respond. Her statement was in relation to the recent planning application at Marsh Farm which was granted permission at the last Swindon Borough Council planning committee meeting. Her statement made reference to the number of objections raised by the residents of The Marsh and the fact that the application breached eleven of Swindon Borough Council's own policies. She felt that a precedent had now been set. Once she had read out her statement she left the room.

Two residents attended the meeting raising objections to the proposed planning application at Cherry Tree House & Glenville on Rotten Row, their objection included the following:-

- *The planning application is for FULL planning permission and not outline. This is as a result of the site being within a designated Conservation Area.*
- *The Conservation Area Consent relates to the demolition of two houses within the Conservation Area. There is a national planning policy (PPG 15) presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area. In this case the two properties are considered to make a beneficial contribution.*
- *The submitted Design and Access Statement (which is a requirement of all planning applications) is inadequate and superficial. The design of the units is poor in terms of architectural detailing.*
- *The application(s) are not supported by a detailed site survey. It would appear that the scheme has been formulated using an Ordnance Survey base plan. This is inadequate for such a scheme as it does not accurately depict the various ground levels at the site, trees, hedgerows and boundary treatments, or the accurate position of adjacent buildings. The scheme cannot be said to therefore be accurate in terms of siting and space around the buildings, nor which trees or other features are to be retained and which removed.*

- *The proposal would represent “over development”.*
- *The access driveway is inadequate in width. This will lead to reversing out into Rotten Row as vehicles cannot pass at the entrance (3.0m). It should be 4.5m and not 3.0m in width at the entrance and for 10m into the site itself.*
- *The layout and room for casual visitor and service vehicle parking appears inadequate. The scheme, if developed, could give rise to on-street parking in inappropriate locations.*
- *There will therefore be potential vehicular and pedestrian / cyclist conflicts.*
- *There is no submitted landscaping scheme which can be used to gauge how effective the indicative screening will be as depicted upon the submitted layout.*
- *There are a number of opportunities for increased and unacceptable over - looking of adjacent private rear garden areas.*
- *The scheme would therefore harm the character and appearance of the Wanborough Conservation Area.*

A resident attended meeting to raise objections to the proposed planning application at 22 Rodway. The objection was in relation to the lose of privacy and light into the rear of their properties. This is made even worse due to the fact that 22 Rodway is a lot higher than their properties. The resident provided Parish Council with photographs showing how the proposed extension would impact on their properties.

A resident reported that top soil had been delivered to Church Meadow and has now been spread over the main areas that were damaged at a result of the Wanborough Summer Show. He felt that the soil has covered the main damaged areas but perhaps more soil could have been used. Mrs Val Wright felt that there was still a bit of damage at the entrance to the field next to her property.

Report from Ward Councillor

Mr Andrew Bennett reported that since weekly recycling has been introduced recycling has increased from 34% to 44%. Since plastic bottle recycling has started 1.4million bottles have been collected. Parish Council raised concerns that once everybody had run out of the bags that they were originally given it might mean less people will recycle. Clerk confirmed that bags can be purchased from Post Office. It was therefore agreed to put an article in the Lyden letting residents know that you can purchase plastic bottle recycling bags from the Post Office, and to remind everyone that they must remove bottle tops.

Mr Andrew Bennett confirmed that the government have given £250,000 to the Borough as a result of the recent flooding. The majority of this money will be used for flood prevention rather than individual donations. Mrs Anita Basevi asked if any of this money will be used to help flooding at Commonhead roundabout and The Marsh. Mr Andrew Bennett confirmed that the money has not yet been allocated.

5 PLANNING

5.1 To consider Planning Applications received:

S/CAC/07/2305ROBI & S/07/2293ROBI – Cherry Tree House/Glenville, Rotten Row - Demolition of Cherry Tree House and Glenville. Construction of 6 no. houses and associated works. Parish Council object for the following reasons:-

- Overdevelopment of site. Rotten Row is an important rural road within the Conservation area; it retains its rural character as all the buildings are very spacious. The proposed development of plots 2-6 will be completely out of character within the Conservation area;
- The access to plots 2-6 is very narrow and Parish Council are concerned with the sight lines along Rotten Row;
- There is insufficient external parking for plots 2- 6, This will result in cars being parked along the front of the properties and on Rotten Row;
- There is no allowance made for visitor parking;
- Plot 5 is situated very close to the boundary of the Lower Recreation Field, where there are substantial trees owned and maintained by the Parish Council. Parish Council are concerned that due to the size of these trees they would be located too close to plot 5;
- Plots 2-6 have all got very small gardens, especially plot 5, this is not in keeping with all the other properties along Rotten Row, within the Conservation Area;
- For plots 3-5 it has been proposed to build car ports instead of a garage. For plots 4 & 5, it would be necessary to drive through the car port into the back garden to ensure there is sufficient space to park two cars. Parish Council therefore request that a condition is put on the application to ensure that these car ports are not changed into garages, resulting in even less parking provision.

Parish Council request that if the Planning Officer is recommending granting permission that this application is decided at Swindon Borough Council's Planning Committee.

S/07/2371RM – 1-6 Ridgeway Cottages, Foxhill – Demolition of the gable wall to unit number 6 (amendment to planning permission S/07/0722). Parish Council raise no objection.

S/07/2475KIWA – 22 Rodway – Erection of first floor side extension/conservatory to rear and conversion of garage into living accommodation. Parish Council object for the following reasons:-

- The two storey extension above the garage will result in loss of privacy for neighbouring properties;
- The two storey extension above the garage will result in loss of light into neighbouring gardens and properties;

The neighbouring properties (23, 24 & 25 Rodway) are situated considerably lower than 22 Rodway, as the houses have been built on a hill. This makes the size of the two storey extension even more dominant and overbearing.

Parish Council request that if the Planning Officer is recommending granting permission that this application goes to Planning Committee for final decision. Parish Council also request that if this application is to go the Planning Committee that all Borough Councillors on this committee should carry out a site visit to ensure they see how this extension impacts upon neighbouring properties, which cannot be appreciated from looking at the plans on paper alone.

S/07/2307KIWA – Shears Cottage, High Street – Erection of a dormer window to rear of garage. Parish Council raised no objection provided materials used are in keeping with original cottage.

- 5.2 To notify the Schedule to the Permission/Consent received
S/07/1913/NIRO – 2 Southdown – Roof extension over garage including dormer window;
S/LBC/07/1836/KIWA – Sunnysdale, Rotten Row – Installation of a new flue;
S/07/2058/RM – 6 Ridgeway Cottages – Erection of detached garage;
S/07/2063/SS – Laburnham, High Street – Erection of a single storey rear extension and associated works
- 5.3 To notify the Schedule to the Refusal received
S/07/2040/ROBI – Land Adj to 2 Burycroft – Outline application for 1 no dwelling

6. COMMITTEE AND REPRESENTATIVES

6.1 Hooper's Field and Recreation

- 6.1.1 New Tennis Court Surface. Letter received from Beacon (26th Sept) along with a copy of a letter from Hanson. Beacon felt that calling an LTA consultant to look at the courts was a bit “over the top”. They have also asked Parish Council to re-consider their decision to insist on the replacement of fence posts
 Clerk met with Lee West (LTA Consultant) to discuss the tennis court surface. He has confirmed that there is a fault in the court surface which is a result of soft aggregate being mixed in. This is difficult to spot at the time the surface is laid but can be noticed after a few months: when the soft aggregate gets wet it just disintegrates causing all the small holes. He has recommended that the courts should be re-surfaced. His report is expected within a couple of weeks.
 Clerk has written to Beacon confirming the outcome of this meeting, and confirming Parish Council will not re-consider their decision about the replacement of fence posts. No reply has been received yet.
 Parish Council agreed to wait for Lee West's report before taking the matter further with Beacon.
- 6.1.2. Letter received from Mr C Davis (School Headteacher) asking permission to use Hooper's Field car park each morning in an attempt to alleviate some of the traffic issues affecting the school and local residents. The aim is to set up a “Walking Bus” from Hooper's Field to school each morning, starting from spring next year. After a discussion Parish Council agreed that this would be a good idea. A concern was raised about whether it would result in additional litter, and it was agreed that this could be monitored.
- 6.1.3 Hooper's Field Committee meeting will be held on Friday 2nd November at 7.30pm.

6.2 Footpaths, Village Maintenance and Allotments

- 6.2.1 Rotten Row bus stop. Mark Ayres has cleaned out the drainage holes at the back of the shelter, but this has not solved the problem of water accumulating in the shelter. A resident has contacted the Clerk asking for this to be sorted out. Mr Colin Offer and Mr Bill Suter agreed to drill out bigger holes at the back of the shelter to see if this helps the drainage.
- 6.2.2. Parish Councillors met at the footpath next to Springlines to discuss drainage problems. At this meeting it was felt that the only way to prevent flooding into the back gardens of residents' homes in Springlines would be to clear the ditch beside the footpath and to channel the water from Springlines Meadow into the ditch. The ditch is owned by the landowners of the field next to the footpath, it was therefore agreed to contact the landowner to discuss the options. It was felt that it was very likely that Parish Council is going to have to pay for this ditch to be cleared. Clerk has also met with Mrs Annie Ellis (SBC Rights of Way Officer) to discuss problems on this footpath; she has agreed to cut back shrubbery and to clear footpath.

- 6.2.3 Swindon Borough Council Highways have contacted Clerk to confirm that Parish Council need to apply for a Cultivation Licence to allow them to put planters at the village gateways. Clerk has carried out the first stage of the application on-line. Parish Council now need to pay £350, provide plans (at least 1:250) showing clearly the position and the size of the planters used, and provide proof of public liability insurance for £5m. The licence once gained lasts for a period of 10 years. The Village Maintenance Sub Committee agreed to meet half an hour before the start of the Hooper's Field meeting to discuss the location of the planters.
- 6.2.4 Mr Colin Hayes put forward a proposal for additional hedging and tree planting for around the perimeter of the Lower Rec. A £300 budget was unanimously agreed. It was suggested to get as many residents involved in the planting with the aim of getting it all done in one day. Date agreed was Saturday 12th January. Clerk to arrange article in Lyden, Posters etc and to book Village Hall for refreshments.

6.3 Wanborough Village Hall Management Committee

- 6.3.1 The Village Hall Committee have appointed Kevin Turner as Project Manager for the replacement of the Village Hall roof. He will also act as Project Manager for one year after work is completed to ensure that all defects are sorted. Kevin Turner has the application ready to submit to Swindon Borough Council, but before this can be submitted the Village Hall committee need to send the plans to The Diocese of Bristol for their approval.
- 6.3.2. Village Hall meeting held on Monday 8th October 2007. There are a number of fund raisers planned: the Film Night on 9th November and Craft Fayre on 24th November.

6.4 Planning and Finance

- 6.4.1 Swindon Borough Core Strategy Issues and Options. Parish Councillors have made the following comments:-
- More emphasis should be made about the importance of rural settlements;
 - Proposed housing numbers for Swindon Borough is too high;
 - Swindon Borough should encourage more use of brownfield sites for new housing developments;
 - Swindon Borough needs more that just new homes;
 - Swindon Borough needs to get better infrastructure in place, before further expansion.
- 6.4.2 At the last SBC Planning Committee meeting the application for 5 no dwellings at Marsh Farm was granted permission. Clerk has not yet received paperwork from Swindon Borough Council confirming that the application has been granted permission.
- Mr Bill Suter and Clerk met with the applicant for the development at Marsh Farm to discuss the possibility of S106 money for the village. The applicant, Mr Peter Mapson seems very keen to help the Parish Council. It seems that his intention is to carry the work out himself and get the jobs done, rather than just giving Parish Council the money. Examples include installing new footpath from Church car park to Church Meadow, installing disabled footpath at Hooper's Field and finishing off Green Lane.
- 6.4.3 Swindon Borough Council Planning Enforcement Mr Mike Brice has replied in relation to the mobile home located opposite The Black Horse Pub stating that it has now been authorised for him to issue legal instructions to serve a notice upon the land.
- 6.4.4 The reply to the letter sent to MP Hazel Blears re Bells Garage Planning Appeal was actually received from The Planning Inspectorate Quality Assurance department;

rather than from the MP herself. A copy of this letter was made available at the meeting.

- 6.4.5 The External Audit of Parish Council's accounts to the year ended 31st March 2007 has been completed and signed off.
- 6.4.6 Finance meeting to discuss Precept for 2008/09 and other finance matters – Monday 10th December 2007 at 7.30pm at Hooper's Field.

7 FINANCE

7.1 Financial Statement

The monthly statement was circulated. It was proposed by Mr Colin Hayes and seconded by Mr Roger Whitfield that "The Financial Statement be accepted, the payment of accounts be endorsed and the bills for payment be accepted and paid, the petty cash expenditure for October 2007 endorsed and the transfers to cover October 2007 expenditure be approved."

8. OTHER

8.1 Transport

- 8.1.1 Transport Vision 2030 consultation, Mrs Andrea Jerome attended meeting and reported that Swindon Borough Council are proposing additional Park & Ride sites: one at Commonhead and one at Sainsburys, Gable Cross. They are proposing two additional train stations, but no new train lines and no trams. They are proposing more real time bus corridors, with all bus routes working on the basis that they go into the town centre. She reported that Swindon Borough Council have made no transport plans for the Eastern Expansion Area if the development of this area was to go ahead.

8.2 Parish Newsletter

- 8.2.1 Parish Council unanimously agreed that the next Parish Council newsletter should tie in with when Parish Council receive a response from the Regional Spatial Strategy for the Eastern Development Area which is expected at the end of November – beginning of December.

9. CORRESPONDENCE

All correspondence received since the last meeting on 24th September 2007 was available at the meeting.

Meeting closed at 21.55

Date of next meeting – Monday 26th November 2007