

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **25th February 2008** 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, Mrs A Basevi (arrived at 20.10), Mr C Hayes, Mrs V Wright, Mr R Whitfield

In Attendance Mrs A J Raymond (Clerk)

1. Apologies: Mr M Savage
2. Declaration of interest: Mr W J Smith declared a prejudicial interest on item 6.4.1 as he owns land within the proposed Eastern Development Area.
Mr B Suter declared a prejudicial interest on item 8.2.2 as he is a volunteer for the Ridgeway Link.
Mr B Suter declared a personal interest on item 6.1.4 as he is the Chairman of the Bowls Club.
Mr C Hayes declared a prejudicial interest on item 8.2.2 as his wife is a volunteer for the Ridgeway Link.
3. Minutes: The minutes of the previous meeting held on 17th December 2007 had been circulated to all Parish Councillors. The minutes were signed by the Chairman as a true record.

Meeting was adjourned for a presentation from Mr K Duncan (SBC Forward Planning) on the Eastern Development Area Proposals

Mr K Duncan confirmed that the Eastern Development Area has been chosen as the preferred option for a development of 12,000 new dwellings (a map was shown indicating the area. Swindon Borough Council preferred the number to be 10,000 new dwellings, however at the Examination in Public (EiP) they recommended 12,000.

Swindon Borough Council's Core Strategy – Preferred Options is due to be issued on Monday 17th March 2008, the consultation period for this document is 8 weeks. This document will highlight Swindon Borough Council's preferred option for the Eastern Development Area.

SBC have appointed a company who specialise in "Masterplanning" to layout the plans for the whole area including the infrastructure that this development will need. At the moment it is proposed to have three road links, from Oxford Road, Dorcan and Commonhead. It is also proposed that within this area there will be 2 new secondary schools and 8 new primary schools. The first of the "Masterplanning" meetings open to the public is on Tuesday 26th February 2008. If the Parish Council wish to be involved in the Masterplanning process then it would be beneficial to attend this meeting. It was confirmed that Mr Gary Sumner and Clerk will be attending.

The Strategic Flood Risk assessment is currently being carried out on the site and this assessment will be issued on 17th March 2008, at the same time as the Core Strategy.

Questions raised by Parish Council:-

- *What is the proposed timescale for this development?
The start date for development is 2010, this may slip by two years, but in order for Swindon Borough Council to meet their targets it cannot slip any further than two years.*
- *Looking at the map, there is obviously vast areas of flood plain which cannot be developed, how is the Council proposing to fit 12,000 dwellings within the allocated space?
The target is to build 40 dwellings per hectare, and this is feasible within the area allocated. Swindon Borough Council are fully aware of the flood risk in this area, and this has been highlighted with the Masterplanners.*
- *What are Swindon Borough Council proposals for infrastructure links from the proposed area? There is a document that can be viewed on SBC's web site showing proposals to de-trunk the A419 and put a new dual carriageway from Acorn Bridges (A420) to Commonhead roundabout.
There is no proposal to de-trunk the A419, and SBC have not consulted The Highways agency on this matter. Proposals will include bridges over the A419 to link the Eastern Development Area.*

Questions raised by the Public:-

- *There are a number of Roman and Medieval sites within the proposed area, can I recommend that you invite the Local History Group to attend one of your meetings to highlight these areas to Swindon Borough Council and the Masterplanners. Also who will be responsible for carrying out the Archaeological assessment of the site?
The archaeological assessment will be carried out by the Developers, they will have to pay for the assessment and then Swindon Borough Council will audit it.*
- *My property is within the proposed development area, what do I do? Obviously now nobody will be interested in buying my house, would the developers purchase it from me?
You would need to approach the developers on this matter. It is proposed that some houses will remain, some will be knocked down.*
- *What is the reason for putting the proposed development area line straight through Horpit?
When the development line was proposed this seemed to be the best area. If you are not happy with the proposed line then when the Core Strategy is issued please make your comments known then.*

Meeting was adjourned for Public Questions

No Public Questions.

Report from Ward Councillor

Mr A Bennett provided Parish Council with a map with Swindon Borough Council's revised proposal for the development area between Coate and Hospital. The proposal has been scaled down and is now only for 750 new dwellings.

Mr A Bennett asked the Parish Council if they would be happy for him to put forward a proposal to Swindon Borough Council asking for the lay by next to Boxhedge to be designated parking for ambulances and residents of Boxhedge only.. At the moment it is being used by other residents on the High Street and it is making it very difficult for residents of Boxhedge. Parish Council unanimously agreed.

5 PLANNING

5.1 To consider Planning Applications received:

S/07/2968ROBI – Cherry Tree House, Rotten Row – Erection of 2 no. dwellings and associated works. Mr B Suter stated that he recently had an on site meeting with the applicant and Mr A Bennett. He confirmed that he was surprised at the amount of land that there actually was behind Glenville and having seen the site he felt that the site could cope with two additional dwellings. Parish Council discussed and agreed that his proposal is far better than previous proposal and agreed to raise no objection.

S/CAC/07/2964ROBI & S/07/2962ROBI – Glenville, Rotten Row – Demolition of Glenville and replacement with new dwelling on part of the site. Parish Council discussed and agreed to raise no objection

S/08/0023KIWA – 22 Rodway – Erection of first floor side extension/conservatory to rear and conversion of garage into living accommodation. Clerk confirmed that she had spoken to the two neighbours who attended a previous Parish Council meeting about this application and they have confirmed to the Clerk that they are now happy with the revised proposal, as the window that overlooks their property is now a bathroom window. Parish Council discussed application and agreed to raise no objection.

S/07/2951 – The Great Western Hospital, Marlborough Road – Retention of single storey building (renewal of S/03/0717). Plans were not available to view.

S/08/0184SS – King Edwards Place, Ermin Way, Foxhill – Change of use from residential institution (Class C2) to 198 no. bed hotel with conference and leisure facilities (Class C1). Parish Council raised no objection provided there are conditions in place to ensure that all traffic going to the new hotel is directed along main road links and not through the village.

S/08/0028SC – Ridgeway, Ham Road – Erection of a detached garage/hobbies room, pitched roof to front elevation and front canopy. Parish Council raised not objection.

S/08/0022JABU – 4 The Maltings – Erection of two storey front/rear extension, 2 no front dormer windows and double garage (amendments to approved application S/05/3565). Parish Council raised no objection.

5.2 To notify the Schedule to the Permission/Consent received

S/07/2760ROBI – 1 & 2 Mount Pleasant Cottages, Mount Pleasant Farm Lane, Horpit – Erection of two storey front extension at 1 and 2 Mount Pleasant Cottages and a detached garage at 2 Mount Pleasant Cottages;

S/07/2899CLMC & S/CAC/07/2902CLMC – Wanborough Village Hall, High Street – Erection of pitched roof and replacement of existing asbestos tiles with slate tiles ;

6. COMMITTEE AND REPRESENTATIVES

6.1 Hooper's Field and Recreation

- 6.1.1 Letter received from Beacon, along with a copy of the letter from Hanson re: -court surface. Hanson, the aggregate supplier, disputes Mr L West's report, reiterating their initial findings that the surface was performing as expected given normal wear and tear over 16 months. Beacon are agreeing with Hanson and state that the surface should be monitored and periodically evaluated, only then can an accurate conclusion be drawn and course of action decided upon. There is also a dispute about the expected life of court, Hanson state normal court surface life is about six years, whereas Mr L West states 10 years. Parish Council agreed to send a copy of

this letter and report to the LTA consultant Mr L West and ask what action should be taken by the Parish Council.

- 6.1.2 Disabled gate at entrance to new footpath – quote received from Derek Pollard £645 and Kudos Fencing £657. Kudos include an extra post which will have a catch that can be used for a disabled person to push the gate onto, so that it remains open while they go through. Parish Council unanimously agreed to the quote received from Kudos Fencing.
- 6.1.3 Non Domestic Rates. The rateable value of Hooper's Field has been reduced to £5,000 from £6,100 for the period 1st May 2005 to 21st January 2008. Parish Council have received a refund for the overpayment for this period. From 23rd January 2008 the rateable value has been increased to £5,600 due to the additional two tennis courts.
- 6.1.4 Bowls Club have arranged for a quote from ISS to carry out a service of the irrigation system twice a year at a cost of £530. ISS recently carried out the remedial work on the system. Parish Council agreed that the Bowls Club should be ensuring that all systems at Hooper's Field are properly serviced to ensure the future up keep of the site. Parish Council therefore unanimously agreed to the quote from ISS.
- 6.4.5 Clerk has received a telephone call from Mr Hunt, who lives opposite the entrance to Hooper's Field. He is not happy with the new sign, he feels that it is very large and glares into the front of his house. He would like it put on the other side of the entrance road or removed completely. Parish Council agreed to send a letter replying to Mr Hunt stating that Parish Council have chosen a sign that is sympathetic to the surroundings and hope in time he will get used to it.
- 6.4.6 Letter received from resident at 6 Oakapple concerned about the damage and litter in the children's play area. She feels that as there is no provision for the older youth of the village they are using the children's play area as a central meeting point instead. She is therefore recommending that Parish Council consider installing additional seats around the edge plus a provision for a covered area similar to that at Shrivensham, which is inexpensive and a useful facility for young people. Parish Council agreed that as a result of previous problems with seating that they do not intend to put any more around the perimeter of the Lower Rec. Clerk to reply stating that Parish Council is looking for volunteers to set up a youth club.
- 6.4.7 New hands for the clock at Hooper's Field. Clerk confirmed that the company who originally supplied the clock no longer exists. Clerk has found another company who would be willing to quote Parish Council, but they first need digital pictures.

6.2 Footpaths, Village Maintenance and Allotments

- 6.2.1 The next two weeks' highway maintenance was carried out between 7th to 18th January 2008. Unfortunately the weather was terrible so not all work could be carried out. The large tree that was leaning over the footpath from Kite Hill to Warneage Green was removed, but no tree works were undertaken on Kite Hill verge. Clerk e-mailed Swindon Borough Council asking for outstanding work to be carried out; reply received stating that the trees have been inspected, nothing is urgent and therefore work planned for summer 2008. Parish Council are not happy with this reply, they felt that the trees on Kite Hill are not safe and should be dealt with as a matter of urgency, Mr A Bennett to follow this up with Swindon Borough Council. The next two week village maintenance will take place between 12th to 23rd May 2008.
- 6.2.2 Gate between Village Hall and Lower Rec. Quote received from Kudos Fencing £362. Parish Council discussed and unanimously agreed. Clerk to ask if they will give a discount for carrying out both jobs at Lower Rec and Hooper's Field.

- 6.2.3 Tree and Hedge Planting day was very successful, with all trees and hedging planted by lunchtime. It was found that the mud left at the side of the field was too wet and heavy to be moved; therefore this still needs to be done. A resident from Chapel Lane has also e-mailed Mr G Sumner stating that it is an eyesore. It was agreed to set a date in May/June for the top soil to be moved.
- 6.2.4 Letter received from Swindon Borough Council Property Services in reply to Parish Council's request for a lease on the open space next to the school. Swindon Borough Council state that they will need time to go through the files looking back at the history before they come back to us. If no reply soon Clerk will chase.
- 6.2.5 Footpath behind Village Hall. Quote received from Swindon Commercial Services £450 to repair the footpath back to its original state. It was unanimously agreed to this quote on the basis that the footpath needs repairing. Once the roof of the Village Hall is completed, Parish Council will look into other options for different footpath surfaces that will wear better.
- 6.2.6 The hedge at the end of The Beanlands, at Kite Hill, was raised as an issue; it needs to be cut back as it is creating a dangerous corner. Clerk to find out whether it belongs to residents on the corner or Swindon Borough Council.
- 6.3 Wanborough Village Hall Management Committee
- 6.3.1 Letter received from Kevin Turner (Archways) in relation to the next steps for the Village Hall roof project now that planning permission has been received. Mr Colin Hayes agreed to follow up this letter with Mrs T Lanstein. Mr Colin Hayes stated that a resident who is a Structural Engineer has agreed to help with the project. Work on the roof has been delayed until summer 2009.
- 6.3.2 Village Hall wheelie bin. The Village Hall Committee has asked for a new lock to be supplied for the wheelie bin.

Mr J Smith left the meeting at this point

- 6.4 Planning and Finance
- 6.4.1 Regional Spatial Strategy EiP report has now been received. The report endorses provision of 12,000 houses east of Swindon. In relation to this there are a couple of meetings organised:-
- SBC Forward Planning – Workshop to discuss masterplans on Tuesday 26th Feb from 1.30pm – 4.30pm. – Mr Gary Sumner and Clerk will attend.
 - Consortium of Parish Councils – meeting Thursday 6th March 7.30pm at Bourton Village Hall – Mr Colin Offer and Mr Gary Sumner will attend.
- It was agreed to set up a sub committee specifically to discuss the Eastern Development proposals. Committee to include, Mr B Suter, Mr G Sumner, Mr C Hayes, Mr C Offer and Clerk.
- 6.4.2 Letter received from Zurich stating that they have sold King Edwards Place to Petersham Hotel Group. It was agreed that Clerk would write to them welcoming them to the village and ask to meet with them to discuss their plans.
- 6.4.3 Letter received from Audit Commission proposing to re-appoint Mazers as external auditor for a further five years. They have fixed the audit fee at £550, provided Parish Council income stays under £200k and there are no problems with the audit.
- 6.4.4 SBC's Draft Validation Checklist Development Control Guidance Note has been submitted for consultation. Deadline for comments is Wednesday 12th March 2008.

7 FINANCE

7.1 Financial Statement

The monthly statement was circulated. It was proposed by Mr Gary Sumner and seconded by Mr Colin Hayes 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 February 2008 endorsed and the transfers to cover February 2008 expenditure be approved."

8. OTHER

8.1 Transport

8.1.1 Letter received from SBC re:- 2030 A Vision for Transport Consultation. This document can be viewed online at www.swindon.gov.uk/transportvision

8.2 Grant

8.2.1 Letter of thanks received from Roy Perry (Lyden Magazine) for the recent grant received.

8.2.2 Letter received from Ridgeway Link asking for a grant, they also ask if Parish Council will consider an automatic annual grant. (Mr C Hayes & Mr B Suter left the meeting during this discussion) Parish Council unanimously agreed to give a grant of £325. It was also confirmed that Parish Council had included an amount in next year's budget, and would carry this on for future years.

8.3 Parish Newsletter

8.3.1 Newsletter has been produced and delivered to all houses. Mr B Suter stated that he had someone ring from Horpit stating that they did not receive a newsletter. It was confirmed that this was due to the property being within Bishopstone Parish Council. After a discussion it was agreed to send a newsletter to them anyway.

8.4 Annual Parish Council Assembly Monday 28th April 2008.

8.4.1 Date has been switched, so that Annual Assembly can be held with Councillors before elections. Clerk has invited Swindon Borough Council Forward Planning (Eastern Development Area), as this is the main issue affecting the village at the moment. It was also agreed to invite the police.

8.5 Parish Councillor Election 1st May 2008

8.5.1 Date has been set for elections, but Clerk has not yet received forms for Councillors to complete. As soon as they are received Clerk will circulate.

8.5.2 First meeting after an election must be held within fourteen days, therefore the Parish Council meeting will be held on Monday 12th May 2008 (this was previously the date for the Annual Assembly).

8.6 Swindon Area Committee next meeting Thursday 13th March 2008

8.6.1 Clerk has received a note from Andrea Stanley (secretary) stating that Ms Chris Sivers (SBC Director Community) and Mrs Sylvia Brown (Chief Exec, Action with Councils in Rural England) will be making a presentation about Neighbourhood Management, just in case anybody else would also like to attend. Mr A Bennett hoped to attend this meeting; if he is unable he would contact Clerk.

8.7 Neighbourhood Tasking Group

8.7.1 Mrs A Basevi stated that a new Neighbourhood Warden has been appointed and will be working from 8am – 4pm in the winter and 8am – 9pm in the summer. Their job will include dealing with graffiti removal, fly tipping, picking up broken glass and needles.

The three target areas have all been cleared and replaced with the following: -

- Theft of red diesel
- Hare coursing
- Fly tipping

The statistic for the last two months show that there are no reported crimes in Wanborough, compared with 52 crimes reported in Wroughton.

The police have purchased the speed camera; even though Wanborough did not contribute, they still received enough funds.

9. **CORRESPONDENCE**

All correspondence received since the last meeting on 17th December 2007 was available at the meeting.

Meeting closed at 22.00

Date of next meeting Monday 31st March 2008