

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **1st September 2014** in Wanborough Village Hall, High Street, Wanborough at 19.30.

PRESENT: Mr G Sumner (Chairman), Mr C Offer (Vice-Chairman), Mr D Hayward, Mr C Hayes, Mr R Whitfield, Mr B Biggs, Mr A Bennett (arrived late), Mr W J Smith, Mr P Warensjo

In Attendance Mrs A J Raymond (Clerk), 11 members of Public, 2 representatives from Mathewson Waters Architects.

- 1 Apologies: *Mrs D Stalker*
- 2 Declaration of interest: David Hayward and Colin Hayes declared a personal interest in item 8.2 as they own an allotment. Gary Sumner declared a prejudicial interest on item 8.1.4 as he is the chair of Wanborough JFC. Joe Smith declared a prejudicial interest on item 8.4.2 as he owns land within the Eastern Villages.
3. Minutes: The minutes of the previous meeting held on 28th July 2014 were circulated to all Parish Councillors. The minutes were signed by the Chairman as a true record.
4. Presentation from Mathewson Waters Architects, Planning Agents for the proposed development of 4 new dwellings on land owned by Mr & Mrs Pethick at Church Road. In the first part of the presentation the Planning Agent outlined the planning reasons as to why they feel the proposed development at Church Road is a sustainable development, making references to Swindon Borough Council's adopted Local Plan, The Draft Local Plan 2026 that is awaiting the Inspector's Report, Swindon Borough Council's five year housing supply, and National Planning Policy. The site is outside the settlement boundary and within Upper Wanborough Conservation Area. Although the site is outside the settlement boundary, the site abuts the settlement boundary, plus there has already been a precedent set for 1 new dwelling that has gained planning permission, which was well received by Swindon Borough Council's Planning Committee.
A pre application has been discussed with Swindon Borough Council and the main areas raised by Swindon Borough Council were:-
 - They don't want an over engineered scheme, for example no street lights;
 - Potential impact on listed buildings, however the dwelling that has already received planning permission is situated closer to the listed buildings than the proposed development of 4 new dwellings, therefore they do not feel that this will be a problem;
 - The Conservation Officer raised a concern about the view from the north, looking back up to the village on top of the ridge, however they feel that the dwellings have been positioned low enough for them not be seen along the village scarp.
 They confirmed that they will ask Swindon Borough Council to ring fence S106 money for the benefit of the Parish.

Questions

Gary Sumner opened up the questions by summarising that there is no actual planning application at this stage, we are just looking at what they are planning to submit to SBC in the future. Gary Sumner also made the point that quoting planning policy to Parish Council in order to claim that the proposal is sustainable is not welcome.

A resident raised concern that the proposed access to the site is near a very sharp corner on Church Road, where visibility is very poor.

Planning agent confirmed that the visibility splays at the entrance to the development will be improved

A resident stated that the previous application for one new dwelling wasn't accepted by Swindon Borough Council, they were going to oppose the application until the Borough Councillor (Mr Bennett) intervened. The Planning Committee may have been happy with the application, however the Planning Officers were not.

A resident stated that there is nothing showing on the plans to show how much the new houses will overlook and result in loss of privacy for the houses that are already there. He stated that the plans that are being shown tonight are not to scale, they haven't shown the existing houses correctly and some houses are not shown at all.

Planning Agent confirmed that the plans are for illustrative purposes.

A resident stated that there is a lot of development in Wanborough, clearly no shortage of houses, therefore why is this development needed.

Gary Sumner also confirmed that Swindon Borough Council has agreed that as the Parish is already taking a large number of houses within the Eastern Villages, they will not need to provide any further supply of houses in the Parish.

A resident stated that the doctors' surgery is already struggling to cope with the number of patients and the local Primary School is full, therefore what benefit will additional houses have on the village.

Gary Sumner stated that at the time that the first dwelling was shown to Parish Council, there was no indication from the developer of the future proposal for a further four dwellings. Parish Council are now not pleased to hear that they are now using the planning consent for that one dwelling as a precedent for a further four dwellings.

The Planning Agent was asked if his client owned any further land within the area. The land owner confirmed that he did not.

The Land Owner confirmed that the development is for four quality dwellings; he felt that there were a number of people at the meeting with the "not in my back garden" opinion, however he felt that the proposal is suitable for the site and will bring a benefit to the village.

Gary asked when they propose to submit the application to Swindon Borough Council; they confirmed in about one month's time.

Representatives from Mathewson Waters Architects left the meeting

5. Co-Option of Parish Councillor

Gary Sumner welcomed Darron Kevern to the meeting. Gary Sumner confirmed that Darron Kevern has now attended a number of Parish Council meeting and has confirmed that he is still interested in becoming a Parish Councillor. Darron Kevern gave a brief presentation about himself, confirming that his main interests within the Parish are flooding and the Eastern Villages.

Parish Council unanimously agreed to co-opt Darron Kevern onto Parish Council, Darron Kevern duly signed the Declaration of Acceptance of Office.

Meeting was adjourned for Public Questions

Two residents from The Marsh raised concerns about the revised plans at Ducksbridge. They confirmed that they will be sending their objections to Swindon Borough Council but would also like to ensure Parish Council are aware of their concerns. They understand that the developer is proposing to increase the size of the culvert near Colne Cottage by 5cm, however they raised concerns about any additional water flow that will be directed to this culvert as a result of this development. They also stated that on the 2nd August when there was heavy rain, sewage spilled out over the foul water drain which they once again reported to Thames Water. This shows that The Marsh is continually being flooded even in the summer months and this will only get worse if this development goes ahead. Gary Sumner confirmed that Parish Council will be considering these plans later in the meeting.

A resident raised a concern about the proposed Southern Connector Road, as she felt it will have a huge impact on The Marsh. Gary Sumner explained how the Southern Connector Road is proposed to work and that it will act as a bypass for the village.

A resident asked how they can keep up to date with the proposed planning application at Church Road. Gary Sumner suggested keeping a check on the Swindon Borough Council web site. The Planning Agent suggested the application will be submitted in the next month so the application will be discussed at a Parish Council meeting as and when it's been submitted.

6. Report from Ward Councillor

No report

7.1 To consider Planning Applications received:

S/14/1334/ROD – 3 Gosling Close – Erection of a single storey rear extension. Parish Council considered this application and raised no objection.

S/14/1206JABU – Pond Farm, Church Road - Erection of a detached dwelling with garage (variation of condition 21 from previous S/12/0739 to amend design and remove garage). Parish Council considered this application and raised no objection.

S/13/1014/RM – Ducksbridge, 12 Burycroft – Erection of 4 no dwellings on a former caravan site (revised plans). Parish Council considered this application and made the following comments:-

1. All around the edge of the site there are currently some very mature trees. Parish Council would like to see a condition on the planning consent to ensure that all these trees are retained; the reason for this request is to ensure that the new dwellings are screened, especially as one of the neighbouring properties is only single storey bungalow.

2. Parish Council would like to ensure that the proposed new dwellings do not become three storey dwellings in the future. Parish Council would therefore request that no dormers are permitted in the roof space, removing any permitted rights to allow this to happen in the future.

3. Parish Council would like to see a condition on the planning consent to ensure that all construction traffic for this site does not enter via The Marsh, but instead via Burycroft. This is because the road along The Marsh will not cope with construction traffic. There is a raised highway verge along the Burycroft which is there to help prevent flooding to the houses along Burycroft, if this is eroded as a result of the construction traffic then Parish Council ask that this is reinstated.

4. Parish Council would like SBC to ensure that all the necessary flood mitigation assessments are carried out on the site to ensure that the proposed development

does not cause further problems with flooding within the area. There should be no run off water from this site to any other areas in The Marsh or Burycroft.

Subject to the above comments Parish Council supported the proposed application.

- 7.2 To notify the Schedule to the Permission/Consent received:
 S/14/0951/HC – Field Rise, Ham Road – Erection of dormer windows to front, rear rooflights and rear porch and rear extension to detached garage.
 S/14/1231/RM – Green Gates, Ham Road – Erection of a single storey rear extension, two storey side and first floor/side extensions, 5 no dormer windows

- 7.3 To notify the Schedule to the refusal received.
 None

8 COMMITTEE AND REPRESENTATIVES

8.1 Hooper's Field and Recreation

- 8.1.1 Review of play area inspections. Parish Council agreed to gain some ideas as to how to improve the play area at Lower Rec, especially the bark area, from play equipment companies and to gain an idea of cost. *Action Clerk.*
- 8.1.2 Mary Pribyl (Bowls Club) has confirmed that her son is able to produce some plans for the proposed new kitchen within the main store room free of charge; Gary Sumner and Colin Offer agreed to meet with him on 6th September.
- 8.1.3 Gary Sumner confirmed that the Bowls Club held an opening event for their new summerhouse in memory of Bill Suter which was very successful.
- 8.1.4 (*Gary Sumner left the meeting while this item was discussed*) Wanborough Junior Football Club now have four teams using Hooper's Field for the coming season, Parish Council unanimously agreed to increase their annual charge from £293.24 to £400. Parish Council also agreed that at the next precept meeting, Parish Council need to discuss a long term plan for Hooper's Field income and expenditure.

8.2 Footpaths, Village Maintenance and Allotments

- 8.2.1 Sub committee meeting held on 21st July 2014. Bob Biggs circulated the minutes of the meeting to all Councillors.
- 8.2.2 Annual allotments meeting due to be held on 15th September 2014. Bob Biggs confirmed that he has not organised a speaker this year for the meeting; the plan is to discuss the proposed changes to the allotment agreement and to answer any questions that the allotment holders may have.
- 8.2.3 An E-mail received from owner of D2 confirming that she wishes to appeal against the decision made by the allotments committee to terminate her allotment agreement. After a discussion it was decided to gain some advice from Stephen Taylor (SBC) on how Parish Council should hold a meeting to discuss the appeal.
- 8.2.4 Footpath walk held on 30th August. David Hayward reported that there wasn't such a large turnout for this walk, however it was still very successful. The walk highlighted a few problems with the footpaths which he will look into. He confirmed that the next walk they plan to go to the Acorn Bridges.

8.3 Wanborough Village Hall Management Committee

- 8.3.1 Annual Return for Charity Commission is now due; Clerk confirmed that she now has details of the new treasurer, she just needs the contact details for the new secretary. The next meeting is due to be held on 15th September; Roger Whitfield will attend this meeting.

8.4 Planning and Finance

- 8.4.1 Review of Wanborough Parish Council's Code of Conduct. Clerk has circulated copies of current Code of Conduct, plus Swindon Borough Council's Code of Conduct. After a discussion Parish Council agreed to adopt Swindon Borough Council's Code of Conduct at the next Parish Council meeting.
- 8.4.2 *(Joe Smith left the meeting while this item was discussed)* Swindon Borough Council's Local Plan, Eastern Villages. Gary Sumner confirmed that the Planning Inspector for the EiP has submitted some proposed changes to the Local Plan. As they are major changes they will need to go out for another 6 week consultation. Swindon Borough Council have received these changes, but Parish Council are not likely to find out what these changes are until they go out to consultation. Gary Sumner also felt that it would be a good idea to hold a meeting with Swindon Borough Council to discuss how they are going to co-ordinate all the proposed plans for the Eastern Villages to ensure all the proper infrastructure is put in place. It was agreed to hold the meeting on Monday 6th October, which will hopefully be during the six week consultation period for the changes to the Local Plan. *Action Clerk to book Village Hall, and invite Bishoptone, Liddington and Covingham Parish Councils.*
- 8.4.3 Parish Council's laptop is currently not working very well; it is six years old and a new one is needed. Parish Council unanimously agreed a £600 budget for a new laptop.
- 8.4.4 External Audit of Parish Council's accounts to 31st March 2014 has now been completed. The auditors ask that Parish Council review their Financial Regulations; Clerk will add this to the agenda for the next Finance meeting in December. Otherwise everything else is all ok. Andrew Bennett asked if there was any specific area of the Financial Regulations that the Parish Council should be reviewing. Clerk confirmed that there wasn't. It is a requirement of Parish Councils that they review their Financial Regulations annually.

9. **FINANCE**

9.1 Financial Statement

The monthly statement was circulated. It was proposed by Colin Hayes and seconded by Colin Offer 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 August 2014 endorsed and the transfers to cover August 2014 expenditure be approved."

9.2 Monthly Cash Flow Statement

The monthly cash flow statement was circulated. It was proposed by Colin Hayes and seconded by Colin Offer that the statement be accepted.

10. **OTHER**

10.1 Transport

- 10.1 Meeting to discuss the Merlin Way weight restriction has been organised for the 4th September at 10am at SBC Civic Offices, Committee room 6. Julie Furneal (SBC), Bob Sanders (SBC) and Philip Mathew (SBC) will be attending.
- 10.1.2 After chasing SBC several times the signs at Callas Hill crossroads have now been replaced. Bob Biggs confirmed that the no through road sign at Covingham has also been replaced.

10.2 Grants

No requests received.

10.3 Flooding

10.3.1 Letter has been sent to Mr Pethick, Lake Cottage, The Marsh, in relation to the maintenance of his ditches.

10.3.2 Simon Lynn (SBC) has confirmed that their bid for funding from the Environment Agency has been successful, and work is expected to start in April 2015.

10.4 Neighbourhood Plan

10.4.1 Next sub committee meeting is due to be held on Wednesday 3rd September at 7.45pm at Hooper's Field.

11. CORRESPONDENCE

All correspondence since the last meeting on 28th July 2014 was available at the meeting.

Meeting closed at 21.55

Date of next meeting Monday 22nd September 2014