

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **20th July 2015** in Wanborough Village Hall, High Street, Wanborough at 19.30.

PRESENT: Mr G Sumner (Chairman), Mr C Offer (Vice-Chairman), Mr D Hayward, Mr A Bennett, Mr C Hayes, Mr P Warensjo, Mrs D Stalker, Mr B Biggs and Mr R Whitfield.

In Attendance Mrs A J Raymond (Clerk), 21 members of Public.

1 Apologies: Mr W J Smith

2 Declaration of interest:

David Hayward and Colin Hayes declared a personal interest in item 7.2 as they each rent an allotment.

3. Minutes: The minutes of the previous meeting held on 22nd June 2015 were circulated to all Parish Councillors. The minutes were signed by the chairman as a true record.

4. Presentation from Harris Lamb (Land Agents) on the proposed plans at Redlands Farm

Harris Lamb (Land Agents) provided details of the proposed development at Redlands Farm, outlining the following in a Power Point presentation:-

- The land forms part of the New Eastern Villages development that is allocated within SBC's Local Plan.
- Proposed development of 415 dwellings with an average density of 32 per hectare, or a maximum of 360 if a school is needed.
- They are proposing to include a considerable number of green open spaces, at the entrance to the estate, along the southern edge, a village green, and allotments.
- They are proposing a mix of housing, plus 30% affordable.
- The area of land next to the Lyden Brook will be left as a green open space. Drainage proposals include a number of SuDS.
- Access onto Wanborough Road, with an option for another access point to the NEV at a later date.
- They are proposing to submit their outline application in early September 2015.

Parish Council and residents raised the following concerns with the proposals:-

- Concerns in relation to access onto Wanborough Road. SBC's Local Plan state that the access to the NEV should only be from A420 not Wanborough Road. Wanborough Parish Council are against any access from the Wanborough Road.
- Their proposed access gives priority to the development at Redlands, resulting in all residents from Wanborough and neighbouring villages having to give way at a junction.
- Concerns that access onto Wanborough Road will result in a considerable amount of traffic rat running through the village. To access the M4 or A419, traffic will drive through Wanborough (via The Marsh) as this will be the quickest route for them and not, as the developer states, via Covingham.

- The proposal completely ignores the Southern Connector Road, which is included within SBC Local Plan and is a key piece of infrastructure within the NEV.
- Concern that the proposal does not take into consideration the cumulative impact on Highways etc, especially as Lotmead have already submitted their outline application.
- A question was raised about construction traffic: how will the developer prevent construction traffic using the village as a route to the development? Harris Lamb confirmed that a Construction Management Plan will need to be done and agreed by SBC.
- Parish Council and residents disagreed with the statistical information that Harris Lamb provided in relation to the number of cars that will need to exit onto the Wanborough Road at certain times of the day, and the route they will take. There were a number of questions that could not be answered by Harris Lamb in relation to highways, as Harris Lamb stated that highways and access proposals are still be assessed by SBC
- Concern was raised about bringing forward this proposal out of phase. SBC's Local Plan clearly states that the development at Redlands should be in the third phase of development; developing within the third phase will ensure all the necessary infrastructure is in place and bringing forward this application is completely unsustainable.
- Thames Water have confirmed that they do not have sufficient capacity to cope with the NEV. Harris Lamb confirmed that they are working with Thames Water to find a solution to this.
- Concern that the number of dwellings proposed exceed what has been stated by the Planning Inspector for SBC Local Plan, and Cllr Heenan.

Gary Sumner thanked representatives from Harris Lamb for attending the meeting. He stated that he felt the applicant was being somewhat hasty in submitting an outline application in September, stating that Highways England has put the Lotmead application on hold and he expects the same will happen to this application.

Gary Sumner asked if they could forward a soft copy of the presentation to the Parish Clerk so that the presentation can be uploaded onto the Parish website. Harris Lamb agreed to do this.

Meeting was adjourned for Public Questions

A resident noted that the application for a new dwelling at Marsh Farm is due to be considered as it on the agenda, however the owner has already started work on this.

5. Report from Ward Councillor

Andrew Bennett confirmed that discussions to sort out the fencing at Stanley Close have now almost all been completed.

He confirmed that SBC are currently reviewing the budget, as spending cuts still need to be made.

6 PLANNING

6.1 To consider Planning Applications received:

S/15/1060 – Newhaven, High Street – Erection of a first floor extension. Parish Council raised no objection

S/15/1110 – 3 Stanley Close – Erection of a single storey rear extension and conversion of garage into habitable space. Parish Council raised no objection.

S/PRIORC/15/1107 – Marsh Farm, The Marsh – Prior approval notification for the change of use of a steel framed agricultural building to residential. Parish Council raised the following concerns:-

- Site is prone to flooding due to the close proximity of the Lyden Brook,
- Access to the site is prone to flooding,
- Access to the site is on a very sharp corner,
- Marsh Farm has not been used for agricultural purposes for a long time, clarification as to whether the new dwelling will have an agricultural tie.

S/15/0976 – The Lodge, Horpit – Erection of a barn for use as part of equestrian business. Parish Council raised no objection.

S/15/1061 – Green Willows, High Street – Erection of a detached garage. Parish Council raised no objection.

S/15/1012 – Kite Hill Farmhouse, 7 Jenner Close – Erection of a single storey rear extension and conversion of garage into habitable space. Parish Council raised no objection provided materials used are in keeping with the farmhouse.

S/15/0919 PGL Liddington King Edwards Place – Erection of two storey guest accommodation together with internal access road and coach parking, single storey staff accommodation, extension to dining room, extension of existing car park, extension to existing activity lake and installation of activity structures. Parish Council raised no objection.

S/15/1014 The Old School House Church Road - Erection of a single storey side extension. Parish Council raised no objection provided materials used are in keeping and SBC Conservation Officer raises no objection.

S/15/1179 – Holly Tree House, 18 Ham Road – Change of use from agricultural land to garden. Parish Council strongly object to the proposed change of use. (*Since the meeting it has been confirmed that the application is actually for “Enclosure of land and landscaping works to form residential garden” and not for change of use*).

6.2 To notify the Schedule to the Permission/Consent received:

S/15/0767 – Glenville, Rotten Row – Erection of single storey front, side and rear extensions and a two storey side extension

6.3 To notify the Schedule to the refusal received.

None

7. COMMITTEE AND REPRESENTATIVES

7.1 Hooper’s Field and Recreation

7.1.1 Hooper’s Field meeting held on 6th July 2015, minutes circulated to all Councillors.

7.1.2 Replacement of seats at Lower Recreation Field, cost £353 each. It was confirmed that no one from the Parish had come forward to donate a seat. After a discussion it was agreed to purchase two seats for the Lower Recreation Field.

7.1.3 Safety surface under the swings at Lower Rec needs replacing and it has got past the stage where it can be repaired. Allbuild (Lee Wells) has quoted Parish Council £3,426. Due to the cost, Clerk is currently trying to gain two further quotes. Parish Council to review at next meeting.

7.1.4 Steven Standers SBC who is working on the planned flood mitigation work has asked if he can use Hooper’s Field as a base for the contractors. Work is expected to start late September to early October. After a discussion Parish Council agreed to allow them to use the main car park (next to the Bowls Green) provided they keep to the hard standing area, and agree to repair any damage to the car park and driveway.

7.2 Footpaths, Village Maintenance and Allotments

7.2.1 Committee meeting held on 13th July 2015. Bob Biggs confirmed that the minutes will be circulated soon. The committee are looking at replacing the wooden allotment

- markers as they are rotting at the base. The committee also asked if the grass next to the second gate at Church Meadow could be cut ready for the Wanborough Show.
- 7.2.2 Quote for tree works at Lower Recreation Field. Pollard 5 Willows at a cost of £600, remove dead tree at a cost of £150, 30% reduction of Sycamore tree next to footpath £300. After a discussion Parish Council unanimously agreed the total cost of £1,050.
- 7.2.3 Lee Wells has asked if Parish Council would consider purchasing a high-reach hedgecutter, he has provided two quotes both in the region of £500. After a discussion it was agreed that he should be supplied with the equipment he needs to carry out his job, however the hedgecutter must be stored in the village. Parish Council unanimously agreed to purchase a hedgecutter.
- 7.2.4 First round of the allotment competition has taken place, second round is due to be held on Thursday 23rd July 2015 at 5pm. Bob Biggs and Donna Stalker agreed to attend.
- 7.3 Wanborough Village Hall Management Committee
Colin Hayes and Roger Whitfield confirmed that they had not heard anything further about the date for the AGM.
Bob Biggs stated that he has recently spoken to the Vicar of St Andrew's Church who confirmed that he is interested in discussing the purchase of the Village Hall again. Gary Sumner confirmed that the PCC unanimously voted against the proposal so if the Vicar is interested then he needs to confirm that the PCC are in agreement and then approach Parish Council. *ACTION Bob Biggs to speak to Vicar*
- 7.4 Planning and Finance
- 7.4.1 Clerk has met with Rights of Way Officer to look at footpath 14 to see if the fence that Taylor Wimpey have put up encroaches onto the footpath. Measurements were taken and it was confirmed that in places the footpath is 1m to 1 1/2m narrower than it should be. Gary Sumner and Andrew Bennett met with SBC and Taylor Wimpey to discuss outstanding issues; they confirmed that the fence would be removed and left as a post and rail, a new retaining wall and fence will be erected at the rear of the gardens. The bund has now been inspected and the results are awaited. Taylor Wimpey expect the 10th house occupation to be around December 2015.
- 7.4.2 E-mails received from the owners of the Post Office. They have now offered Parish Council £40k towards locating the Post Office somewhere else in the village. They haven't sold the Post Office but they do have a hairdresser who is interested in renting. After a discussion it was agreed that Parish Council cannot afford to purchase the Post Office for £100k plus the additional cost needed for stock, equipment, installing a toilet and separating the two buildings. Parish Council have explored all options to relocate the Post Office, so there is nothing else they can do. Bob Biggs raised a query in relation to the grant the Post Office received and whether there are conditions with this grant. Parish Council were unsure but could ask the question to the owners. *ACTION Clerk to send letter to Post Office*
- 7.4.3 SBC have provided Parish Council with an estimate of the cost of an election next year (May 2016) of £2,020. This will need to be included within the budget for 2016/17.

8. FINANCE

8.1 Financial Statement

The monthly statement was circulated. It was proposed by Colin Hayes and seconded by Per-Axel Warensjo 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 July 2015 endorsed and the transfers to cover July 2015 expenditure be approved."

8.2 Monthly Cash Flow Statement

The monthly cash flow statement was circulated. It was proposed by Per-Axel Warensjo and seconded by Colin Hayes that the statement be accepted.

9. OTHER

9.1 Transport

9.1.1 Three residents and Clerk have now attended the Community Speedwatch training in Devizes. Risk assessments need to be carried out for the High Street, Rotten Row and Kite Hill and then the scheme will be able to start in the village.

9.1.2 A resident wrote to SBC with concerns about the number of cars parking along Church Road (Southdown Nursing Home), she asked SBC if they would consider double yellow lines. SBC have replied suggesting putting forward this to Locality to see if they would fund. After a discussion it was agreed that double yellow lines would only move the problem somewhere else. It was therefore agreed that Parish Council would speak with the Nursing Home suggesting to them that they should use the car park next to the Church to try and move some of the cars off the road.
ACTION Clerk to contact nursing home.

9.1.3 A resident reported problems with parking on the High Street; cars parking on the pavement resulting in mobility scooter not being able to get through. Parish Council agreed to put an article in the Lyden asking residents to be more considerate.

9.2 Neighbourhood Plan

Per Axel Warensjo gave an update confirming that there is now only one section of the Plan left to write. Once a draft is ready this can then be checked by SBC before going out to consultation.

10. CORRESPONDENCE

All other correspondence since the last meeting on 22nd June 2015 was available at the meeting.

Meeting closed at 22.10

Date of next meeting Monday 7th September 2015