

## WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **22<sup>nd</sup> December 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, Mr W J Smith, Mr P Warensjo, Mrs D Stalker, Mr D Kevern.

**In Attendance** Mrs A J Raymond (Clerk), 3 members of Public.

- 1 Apologies: None
- 2 Declaration of interest: David Hayward and Colin Hayes declared a personal interest in item 6.2 as they each rent an allotment. Joe Smith declared a prejudicial interest on planning application S/EIA/14/2107 as he is the applicant. He also declared a prejudicial interest on item 8.4.3 as this item relates to Redlands Airfield.
3. Minutes: The minutes of the previous meeting held on 24<sup>th</sup> November 2014 were circulated to all Parish Councillors. The minutes were signed by the Chairman as a true record.

***Meeting was adjourned for Public Questions  
No public questions***

4. Report from Ward Councillor  
Andrew Bennett provided details about war memorial trust funding that is currently available up to the value of £3,000.

### 5 **PLANNING**

- 5.1 To consider Planning Applications received:

**S/14/2050** – Cherry Tree House, Rotten Row – Erection of a detached storage building/garage. Wanborough Parish Council considered this application and raised no objection.

**S/OUT/14/0253** – Revised Plans – Land at and to the South of A420 (Great Stall Middle). Hard copy of these plans were not available to Parish Council, however Andrew Bennett confirmed that there are only minor changes made in this revision.

**S/EIA/14/2107** – Airfield Redlands Farm – Request for Environmental Impact Assessment (EIA) Screening Opinion for proposed development.  
*(Mr Joe Smith left the room while this items was discussed)*

Parish Council agreed that it was essential that an Environmental Impact Assessment (EIA) is carried out for the proposed development at Redlands for the following reasons:-

  - The area they are proposing to develop is a very rural area and the proposed development will have a significant visual impact on the surrounding.
  - This development should not be considered until the third phase of development as per the Local Plan; bringing any proposal forward will have an impact on Wanborough Road
  - Access for the development should be from Eastern Development not Wanborough Road
  - The report mentions nothing about the Lyden Brook or flooding issues, this should be included in the EIA.

- The site is visible from the AONB; this should therefore be included within the EIA.
- SBC stated that there will be a lower density of housing at Redlands than the other areas of the Eastern Villages, plus Cllr Heenan confirmed that there would be no more than 50 dwellings at a meeting during the consultation for the Local Plan.
- Southern Connector Road – the whole purpose of this road is to ensure that traffic is directed along the Southern Connector Road and not into the village; putting a large 500 development to the south of this road defeats the purpose.

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

**S/14/1817** – Fulwood, Ham Road – Installation of solar panels to stable roof and secret garden

**S/14/1791** – Pebblestones, Orchard Close – Erection of a dormer window and velux window to first floor rear roof.

5.3 To notify the Schedule to the refusal received.

**S/PRIOR/14/1661** – Unit 2 Inlands Farm – Change of use from office to residential

**S/PRIOR/14/1662** – Old Milking Parlour, Inlands Farm – Change of use from office to residential

## 6 COMMITTEE AND REPRESENTATIVES

### 6.1 Hooper's Field and Recreation

6.1.1 Colin Offer circulated the plans for the proposed expansion of Hooper's Field to all Councillors. After a discussion Colin Offer confirmed that the plans are being drawn up free of charge by the son of someone from the Bowls Club. He confirmed that the aim is to gain capital funding from grants; The Bowls Club have already identified one grant (Lottery "Inspired Facilities" for £75k) that they can apply for and there are other Sports related grant funds that Parish Council can apply for. Per-Axel Warensjo suggested having a door that can be opened up between the two hall areas so there is an option to use it as a larger area. Colin Offer confirmed that he also agreed with this idea, however the Bowls Club currently would rather have the two areas separate. Parish Council unanimously agreed to apply for planning permission for the proposed expansion, at this stage only. Further discussion and agreement will be needed later on as to how the proposal will be funded.

6.1.2 Letter of thanks from Judith Evans in relation to the planting of the tree at Hooper's Field in memory of Huw Evans.

6.1.3 SCS (now returned to SBC) Grounds maintenance contract has been increased by 3% to £12,373,22; this has been incorporated into the budget which is due to be discussed later in the meeting.

### 6.2 Footpaths, Village Maintenance and Allotments

6.2.1 Bob Biggs confirmed his plans for the allocation of the allotments.

### 6.3 Wanborough Village Hall Management Committee

6.3.1 Annual Return to Charity Commission and Annual Accounts to 31<sup>st</sup> March 2014. Colin Hayes confirmed that he has the accounts to 31<sup>st</sup> March 2014 to look at over Christmas and hoped they will be "Independently Inspected" soon after. Colin Hayes confirmed that the Christmas Fayre raised about £200.

### 6.4 Planning and Finance

6.4.1 Finance Committee meeting held on Monday 15<sup>th</sup> December 2014 and would like to put forward the following recommendations:-

Hooper's Field Licence Fees – To increase Licence fee for 2015/16 as follows:-

Tennis Club –	2% to £3,134.70
Bowls Club –	5% to £6,105.34
Wanborough JFC –	5% to £420
Cricket Club –	no increase
Wanborough FC –	no increase

The overall budget for Hooper's Field to increase by 2% to £10,302 for 2015/16. In addition it has been proposed to use a sum of £2,000 from the Open Space Maintenance account to improve the maintenance of the sports field.

Finance committee agreed to discuss the cost of running the bowls green with the Bowls Club to see if there is any way that Parish Council can reduce the amount they are currently subsidising for the use of this.

Salaries

Village Lengthsman to stay on pay scale SCP21.

Clerk's Salary to increase by one point to SCP28.

Parish Councillor Allowance to remain the same as 2014/15.

Precept 2015/16

To increase Precept for 2015/16 by 1%, equivalent to £65.72 per band D house. This will give a total Precept of £57,236.16

Parish Council will also receive a CTS Grant from SBC (reduced by 13% from last year) of £2,087.

Precept for 2015/16 to be split under the following budget headings:-

Insurance	1,200
Subscriptions	850
Audit Fees	650
Legal Fees	300
Stationery & Postage	800
Parish Web Site	300
Parish Newsletter	250
VH Room Hire	250
VH Rent to Church	200
Clerk's Salary	12,216
Clerk's Expenses	1,500
Clerk's Pension	2,155
Clerk's Training	100
Sundry Admin	100
Office Equipment	100
Parish Councillor Allowance	2,337
Grants – General	1,100
Grant – Ridgeway Link	250
Grant – Lyden Magazine	220
Grant – Churchyard Maintenance	700
Grant – Village Hall	600
George Gibbs Memorial	300
Village Grass Cutting	6,128
Waste Collection	1,200
Village Lengthsman	4,300
Village General Maintenance	1,500
Play Area Repairs	500
Allotment Water	200
Allotment Rent	285

Allotment Maintenance	420
Hooper's Field	10,302
Wi-fi for VH	500
Loan Repayment	2,500
Play Equipment – Capital	2,000
Village Hall – Capital	2,000

The above budgets are similar to 2014/15 apart from a couple of changes as follows:-

1. To install Wi-fi at the Village Hall; initial cost £200 to install then the cost per annum will be £300
2. An amount has been allowed for a loan repayment for a £40,000 public works loan to purchase the Village Hall (see below)

The budget for 2015/16 was proposed by Colin Hayes, Seconded by Bob Biggs and unanimously agreed.

#### Capital Projects

To purchase the Village Hall at a cost of £70k (this has not yet been agreed by Bristol Diocese, but it is based on valuation received from Carter Jonas)

Parish Council Reserves	15,000
S106 money from Hewer's Close & St Katherines	20,000
Balance – loan from public works	40,000
 TOTAL	 70,000

There is a possibility that a grant for a maximum of £13k can be claimed from Community First (Landfill Grant), however until an application is submitted this is unknown. The cost of a £40k loan for Parish Council if paid back over a period of 20 years at a fixed interest rate of 2.95% is £2,662 per annum.

After a discussion it was proposed by Bob Biggs and seconded by Colin Hayes and unanimously agreed to proceed with the purchase of the Village Hall.

To extend the Village Hall, to allow for a Post Office

Parish Council Reserves	25,000
Owners of the Post Office Contribution	20,000
 TOTAL	 45,000

After a discussion it was proposed by Colin Hayes and seconded by Andrew Bennett to proceed with the proposal to extend the Village Hall and convert part of the Village Hall into a Post Office. Parish Councillors voted: 9 in favour, 2 against. It was therefore agreed.

- 6.4.2 Review of Parish Council Standing Orders – Parish Council met on Monday 1<sup>st</sup> December 2014 to discuss revising Standing Orders. Clerk has circulated draft revised standing orders. Dave Hayward raised a couple of queries in relation to the wording used for the quorum for Parish Council; it was confirmed that Parish Council's quorum is four. Andrew Bennett confirmed that if required Parish Council can revise Standing Orders as and when they need to. Andrew Bennett also suggested that Dave Hayward put items forward for next month's agenda if he isn't happy with the revised standing orders so that everyone can review the necessary information. This was agreed and confirmed that the Standing Orders will be agreed and adopted at the next Parish Council meeting.

- 6.4.3 Review of Parish Council's Financial Regulations – Finance committee have already reviewed these at the Finance Committee meeting. Parish Council agreed to adopt Financial Regulations at the next Parish Council meeting
- 6.4.4 Deed of Grant – Springlines Meadow. This has been received from the solicitor asking for Parish Council to sign. It is an agreement between Taylor Wimpey, Bloor Homes and Parish Council allowing Taylor Wimpey to access Springlines Meadow to allow work to start on the ditch and extension of the bund. After a discussion Parish Council agreed that they would not sign the document until an additional paragraph is included to confirm that they will carry out a professional inspection of area that they call “the bund” to check the soundness of the existing bund. ACTION Clerk to go back to solicitor.
- 6.4.5 E-mail received from Janet Busby (SBC Planning Officer) in relation to S106 on the Pond Farm and Foxbridge applications. She has confirmed that due to the changes in the S106 agreements, developments of less than 10 dwellings are no longer required to give any S106 money. Clerk is still waiting to hear whether this applies to the Ducksbridge application.
- 6.4.6 Western Vale Villages (which Parish Council are part of) have submitted a response to the Vale of White Horse Local Plan Part 1.

## **7. FINANCE**

### **7.1 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 December 2014 endorsed and the transfers to cover December 2014 expenditure be approved.”

### **7.2 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.

## **8. OTHER**

### **8.1 Transport**

- 8.1.1 E-mail from Cllr Heenan asking for Parish Council views on the Wanborough/Bishopstone bus. After a discussion it was agreed to confirm to Cllr Heenan that as far as Parish Council are aware the bus service has been successful and that Parish Council will confirm once the outcome of the Neighbourhood Plan questionnaire has been reviewed.

### **8.2 Grants**

Letter from Wilts and Berks Canal Trust asking if Parish Council would consider a grant to purchase a new strimmer (picture available) for their volunteer groups to help in-instate the canal route. They are asking for any contribution towards the cost of £329. After a discussion Parish Council agreed not to donate any money in this instance.

### **8.3 Flooding**

- 8.3.1 Parish Council agreed that the next meeting should be organised for the New Year.

### **8.4 Neighbourhood Plan**

- 8.4.1 Questionnaire deadline was 15<sup>th</sup> December 2014. Per-Axel Warensjo confirmed that there are currently 249 questionnaires completed online and another 40 hard copies to be input. He feels that this will give the committee a good evidence base for the Neighbourhood Plan. The next committee meeting will be in January when the outcome of the questionnaire will be reviewed.

8.4.2 A meeting has been arranged for Landowners on Monday 2<sup>nd</sup> February 2015. There is currently an application online for landowners to complete if they wish to put forward their land as part of the neighbourhood plan.

8.4.3 *(Joe Smith left the meeting while this item was discussed)*

Letter from Harrislamb (Redlands Property Consultants) in relation to their comments on the Neighbourhood Plan questionnaire. Per-Axel Warensjo stated that the whole impression he got from the letter was very negative and felt that they wanted to keep the proposals at Redlands completely separate from the village. Parish Council agreed to reply to the letter confirming that the Neighbourhood Plan would comply with the Local Plan, informing them about the landowners meeting on the 2<sup>nd</sup> February, encouraging them to attend and to be more involved, as they are within the Neighbourhood Plan Area.

8.5 Purchase of Wanborough Village Hall

8.5.1 This was discussed earlier in the meeting (item 6.4.1).

## 9. **CORRESPONDENCE**

*All other correspondence since the last meeting on 24<sup>th</sup> November 2014 was available at the meeting.*

Meeting closed at 21.15

*Date of next meeting Monday 26<sup>th</sup> January 2015*