

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **23rd January 2017** in Wanborough Village Hall, High Street, Wanborough at 19.30.

PRESENT: Mr P Warensjo (Chairman), Mr C Offer (Vice-Chairman), Mr C Hayes, Mr G Sumner, Mr D Hayward, Mr W J Smith, Mr B Biggs, Mrs D Stalker, Mr R Whitfield, Mr M Simpson

In Attendance: Mrs A J Raymond (Clerk), 22 members of public

1 Apologies

2 Declaration of interest:

Colin Hayes and Dave Hayward declared a personal interest in item 7.3 as they each rent an allotment.

Joe Smith declared a prejudicial interest on the Redlands planning application.

Donna Stalker declared a personal interest in item 7.2.2

3. Minutes:

The minutes of the previous meeting held on 19th December 2016 were circulated to all Parish Councillors. The minutes were signed by the Chairman as a true record.

4. Karen Phimister (SBC Planning)

Karen Phimister attended the meeting to introduce herself to Parish Council, as she has recently joined the Planning Policy Team and will specialise in the rural areas. She will be the main contact for Rural Parishes at SBC.

Karen Phimister gave an update on the SHELAA (Strategic Housing and Economic, Land Availability Assessment); SBC have recently gone through the consultation process calling for sites. This information is currently being put on a database and will be published at the end of February 2017.

Karen Phimister discussed training possibilities and confirmed Highworth Parish Council are holding a training session on 31st January; Wanborough are welcome to attend.

Karen Phimister confirmed that she is also helping and working with Parish Councils to produce Neighbourhood Plans. Per-Axel Warensjo confirmed that Wanborough's Neighbourhood Plan has been put on hold; stating that there was a site in Wroughton outside both the Local Plan and Neighbourhood Plan, yet it still received planning permission which makes the whole process a waste of time. Karen Phimister confirmed that this application was prior to the adoption of Wroughton's Neighbourhood Plan, however there is a planning application in Wroughton that has gone to appeal and SBC are currently awaiting the Inspector's decision on this; this decision will show how well the Neighbourhood Plan works.

Colin Hayes asked about SBC's progress towards extending the Local Plan to 2036.

Karen Phimister confirmed that they will be reviewing the current Local Plan in 2018 and confirmed that SBC are starting with the evidence.

Dave Hayward asked about SBC's rural policies. Karen Phimister confirmed that there are policies within SBC's adopted Local Plan that are specifically for rural areas.

Meeting was adjourned for Public Questions

A resident from the High Street attended the meeting to provide details of the proposed workshop at the rear of his garden, along with a new access onto Chapel Lane. He confirmed that he will still need to submit a planning application for this proposal but just wanted to make Parish Council aware of his proposals. Parish Council asked a few

questions in relation to the access onto Chapel Lane and thanked him for providing these details and will submit a formal response once the application has been submitted to SBC.

A resident asked if a list of the work carried out by the Village Lengthsman could be included within the minutes. After a discussion Parish Council stated that there would be nothing to gain from doing this.

A resident stated that there is a footpath sign that has fallen down in front of a house in The Marsh. Clerk confirmed that this had not been reported to her which is why nothing has been done about it. **ACTION Clerk**

A number of residents attended the meeting to raise concerns in relation to the following:-

- The entrances to Green Lane. Concern that now cars are parking on the edge of the road at The Marsh end of Green Lane it is making the corner extremely dangerous and the verge is also becoming very muddy and messy.
- The building material and debris along the verges of Green Lane that appear to have been left by the developer of Ducksbridge.
- The new culvert at The Marsh end of Green Lane; this new culvert now directs the water from Green Lane towards The Marsh. Residents stated that flooding in The Marsh and Burycroft is a serious matter; the Ducksbridge development will have an impact on flooding around the area and now this new culvert directs more water in the direction of The Marsh. A resident also stated that one of the ponds within the Ducksbridge site has been filled in; what guarantee is there that this is not going to result in more flooding.
- The trees surrounding the Ducksbridge development are all supposed to be protected, however the developer has cut down and reduced trees more than allowed within their planning consent. Parish Council stated that this is a matter for SBC Planning Enforcement; Clerk to write to SBC to inform them of these concerns.

ACTION Clerk

- Footpath 23 – The developer has not formally submitted an application to alter the route of footpath 23, which now means that one of the houses is built over the footpath. The developer has redirected the footpath in between two houses and then taken the footpath along the back of the fence, however this footpath is not wide enough to walk and will result in users using a private driveway.

Per-Axel Warensjo confirmed to residents that Parish Council had an onsite meeting at Green Lane with the developer, SBC and Woodland Trust to discuss the entrances and it was agreed at that meeting that the developer would go away and produce some revised plans; this is on the agenda and Parish Council will be discussing later in the meeting.

A resident asked Gary Sumner if he has any financial or business connection with Bower Mapson, Gary Sumner confirmed that he did not.

Dave Hayward stated that the insinuation that Parish Council are not interested in the flooding issues around the village is completely wrong. Parish Council have very much been involved in looking at flood issues around the village, including very recently meeting with SBC to walk around The Marsh looking at the ditches.

5. Report from Ward Councillor

Gary Sumner reported that broadband upgrade for the village is moving forward very slowly due to the planning issue.

He is trying to get the footpath improvements as part of the Stanley Close development prioritised and has forwarded the e-mail received by the Clerk.

Gosling Close footpath – He met with SBC and suggestions were put forward to improve safety; he will go back to the Gosling Close residents to see if this is ok with them before moving forward with these proposals

SBC's Green Infrastructure document that Parish Council was recently consulted upon has been handed over to SBC's NEV team to complete.

The Lotmead planning appeal is due to commence in June 2017,

SBC's SHELAA mentioned earlier in the meeting – Gary Sumner confirmed that there have been a wide range of sites that have come forward around the Parish and Borough wide; Parish Council will be consulted on these sites.

Per-Axel Warensjo asked how parishing is progressing around the Borough. Gary Sumner confirmed that this is moving forward; the shadow Parish Councils (shadow Borough Councillors) are setting the budgets for the next financial year.

6. PLANNING

6.1 To consider Planning Applications received:

S/OUT/16/0021 - Redlands Eastern Villages - Outline Planning Application for the erection of up to 370no. dwellings, a local convenience store/community facility, primary school, open space, landscaping, access points to and from Wanborough Road and northern site boundary and eastern boundaries and associated infrastructure.

(Joe Smith left the room while this item was discussed)

Gary Sumner confirmed that the main reason that a revised application has been submitted for the Redlands planning application is due to the agent previously submitting the application showing a red line around the applicant's own land and also the land owned by SBC Highways; the revised application has included a certificate of ownership to confirm the ownership of the land. There is nothing major changed within the actual application.

Per-Axel Warensjo confirmed that he would like to add a further comment to Parish Council's original comments in relation to the "traffic analysis". After a discussion Parish Council agreed to resubmit their original comments plus an additional comment stating that they do not agree with the traffic analysis figures shown for this application.

S/HOU/17/0017 & S/LBC/17/0018 - Disney Cottage 54 Church Road - Erection of a two storey rear extension and various internal/ external alterations.

After a discussion Parish Council agreed to raise no objection.

S/16/1872 – Wanborough Village Hall - Erection of a wall mounted canopy to the rear. Application submitted by Parish Council on behalf of the Village Hall Committee, therefore no comments need to be submitted.

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

None

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 9th January 2017, minutes circulated to all Councillors.

Colin Offer confirmed that he has sent out tender requests to three companies; he is currently waiting for responses. Clerk asked for details of the third tender request.

ACTION Colin Offer to provide details to Clerk.

Mark Simpson felt that Parish Council should be asking local residents what they would support at Hooper's Field. He stated that the information gained from the Neighbourhood Plan questions was very limited, and again from the Parish Plan Hooper's Field expansion is not at the top of the list as to what residents want, however footpath improvements are. Parish Council should try and establish what other residents want and get them more involved.

Per-Axel Warensjo confirmed that this was discussed and he stated that within Wanborough Parish we are going to get another 6,000 residents from the NEV. It was therefore agreed that Parish Council would start a dialogue with SBC and Sport England. Parish Council cannot just look at what the villagers want, although that is important, Parish Council have to look at the bigger picture.

Per-Axel Warensjo confirmed that the Project Manager will need to work with a small group of councillors (to be agreed) to come up with a plan that will not cost the village more than it already does.

A resident at the meeting felt that a small group of Parish Councillors will not reflect the view of many residents in the village.

Gary Sumner stated that Parish Council will be seeking funds from S106 money. SBC have carried out a playing pitch assessment which shows a shortfall across the borough of 4 x 3g football pitches; Hooper's Field exists with the support of residents from further afield not just from the village.

Donna Stalker stated that Hooper's Field is funded from the Parish not from residents further afield, therefore it is more important to gain a view as to what the Parish want, rather than users from further afield.

Per-Axel Warensjo confirmed that the business case will need to show that that the expansion is sustainable and that the future running costs will be covered by the income from the facility.

Colin Hayes stated that SBC have a Sports Strategy for 2009; Gary Sumner confirmed that this is the strategy he was referring to earlier.

- 7.1.2 The entrance gate post to Hooper's Field is rotten at the base and has been removed and will be replaced.
- 7.1.3 Clerk has met with Adams & Watt to gain another quote for the grounds maintenance. At the finance meeting it was proposed to cease using SBC for the grounds maintenance and bowls green maintenance as from 1st April 2017. Quote received for the bowls green maintenance and the preferred contractor was Paul Duncan at a cost of £6,950. Allbuild have quoted for the sports field and car park grounds maintenance at a cost of £4,880; one quote still to be received so this will be discussed and agreed at the next meeting.
- 7.1.5 The sewage pumps at Hooper's Field broke and have now been repaired. Clerk confirmed that the cost of these repairs was around £680

7.2 Footpaths and Village Maintenance

- 7.2.1 Tree survey received for Lower Rec and Church Meadow. After a discussion it was agreed to gain quotes for the recommended work as per the survey. **ACTION Clerk**
- 7.2.2 Footpath 25/23 - Donna Stalker explained the history of what has happened providing a map. Gary Sumner read out a statement from the developer confirming the revised application they are proposing. Donna Stalker is concerned that the developer is proposing a 1m wide footpath, which is far too narrow. It was agreed that Clerk would check the regulation requirements for a rural footpath. After a discussion it was agreed to feedback this information Swindon Borough Council. **ACTION Clerk**
- 7.2.3 A number of e-mails had been received from residents in relation to Green Lane. The main points as follows:-
 - New culvert at the end of Green Lane will now re-direct more water in the direction of The Marsh. Parish Council agreed to contact SBC drainage engineer to review the work carried out. **ACTION Clerk**
 - The entrances have become muddy, with cars parking on the verge making matters even worse. Per-Axel Warensjo confirmed that he and Joe Smith met with the developer, SBC and Woodland Trust and it was agreed that the developer will provide further plans. The developer has sent a reply to the Clerk which states that they will send the plans by the end of the month, however it doesn't make it clear who will pay for this work. After a discussion it was agreed to reply to the developer confirming that they agreed to cover the costs at the

meeting, plus gain confirmation as to what planning applications are needed to make changes. **ACTION Clerk**

- Builders material, barbed wire, etc have been hidden under the verges around the footpath.

Parish Council discussed and agreed to contact SBC Rights of Way Officer asking what procedure should be taken for this, and to put signs at either end of the footpath warning users **ACTION Clerk**

7.2.4 Highworth Town Council have agreed to challenge SBC's decision to transfer flytipping or to charge Parish Council's for this service. They plan to hold a meeting and is asking all other Parish Councils to attend; Per-Axel Warensjo agreed to attend this meeting.

7.2.5 Ben Adams (SBC) has confirmed that for the footpath improvements as part of the Taylor Wimpey development the aim is to complete this work by the end of 2017.

7.2.6 Village clean-up date agreed as Saturday 25th March. Councillors agreed to meet at three different locations (Hooper's Field, Church Meadow and Lower Rec) at 10am.

7.3 Allotments

7.3.1 Bob Biggs confirmed that there is currently a shortage of people wanting an allotment.

7.4 Wanborough Village Hall Management Committee

7.4.1 Mark Simpson confirmed that there has not been a meeting.

7.5 Planning and Finance

7.5.1 Finance meeting held on 16th January 2017. The following recommendations have been put forward by Finance Committee for agreement at full council.

Hooper's Field Licence Fees to be increased as follows:-

Wanborough Bowls Club	5%	£6,602.93
Wanborough Tennis Club	5%	£3,338.36
Wanborough Cricket Club	5%	£1,760.14
Wanborough FC	5%	£609.17
Wanborough JFC	5%	£463.05

Village Lengthman's salary will increase by one point from SCP22 to SCP23.

Clerk's Salary will increase by one point from SCP29 to SCP30. If additional meetings are held at the request of Parish Council, Clerk to gain agreement from Chairperson for overtime hours.

Clerk's use of home as office will increase to £37.00 per month from £33.50.

Parish Councillor Allowance to remain at £200 and for the Chairperson to £500.

Grass cutting contract with Allbuild will remain unchanged at a cost of £8,420.30.

Waste collection service with Allbuild will remain unchanged at a cost of £1,415 (this includes emptying bins at Hooper's Field).

7.5.2 Proposal to increase precept by 2% for 2017/18 to £62,395.01, which is £68.37 per band D, plus CTS grant £1,634.51 (reduced by £212.49 from 2016/17 and this is due to continue to be reduced each year following), plus £6,000 transitional funding, plus allotment income and interest, giving total budget of £71,124.52 for the year to be split as follows:-

Insurance	£1,200
Subscriptions	£1,000
Audit Fees	£750
Legal Fees	£100

Stationery & Postage	£800
Web site	£200
Newsletter	£250
Village Hall room hire	£250
Village Hall rent to Church	£202
Village Hall Wifi	£250
Clerk's Salary	£15,378.81
Clerk's expenses	£900
Clerk's pension	£3,058.99
Clerk's training	£100
Sundry admin costs	£100
Office computer	£100
Parish Councillor Allowances	£2,300
Grants	£1,100
Grant – Ridgeway Link	£250
Grant – Lyden Magazine	£220
Grant – Churchyard	£950
Grant – Village Hall	£600
Grant – George Gibbs	£300
Village Grass cutting contract	£8,500
Waste Collection	£1,450
Village Tree works	£2,000
Village Lengthsman	£4,596.80
Village general maintenance	£2,700
Play Area repairs	£500
Allotment water supply	£200
Allotment rent	£285
Allotment maintenance	£900
Hooper's Field	£10,719
Play Equipment – Capital	£2,000
Village Hall – Capital	£2,000
Footpaths	£1,000
Reserves Footpath & Village Maintenance	£3,865
Total	£71,075.61

Transfer of Services from SBC - The above budget includes the cost of taking on additional services from SBC, to include grass cutting, hedge cutting, litter bin emptying, footpaths. Transitional funding for 2017/18 will reduce to £6,000 and £3,000 in 2018/19.

The estimated underspend in 2016/17 of around £2,900 will be used to sort out the problem with the bowls green hedge, plus any remainder to be used for the allotment compost area.

Parish Council discussed items 7.5.1 and 7.5.2; Gary Sumner proposed and Bob Biggs seconded. Parish Council unanimously agreed all proposals put forward by Finance Committee within items 7.5.1 and 7.5.2.

- 7.5.3 WALC meeting held on 12th January 2017. Per-Axel Warensjo confirmed that he was unable to attend this meeting.
- 7.5.4 St Andrews Church PCC have gained quotes for replacement of the Church entrance gates; the cheapest being £3,140 and they have asked if Parish Council will contribute to the cost. This information was received too late for January's meeting and Clerk will add to February's agenda for discussion.
- 7.5.5 The land on the corner of Church Road – Clerk has received a reply from the resident of 29 Church Road, stating that when he purchased his house his solicitor did a land

search and found that no one is registered as owning this land which is why he had put a post and wire fence around the area. Clerk is checking with SBC re ownership.

8. FINANCE

8.1 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 January 2017 endorsed and the transfers to cover January 2017 expenditure be approved."

8.2 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.

9. OTHER

9.1 Transport

9.1.1 The road resurfacing work on Kite Hill and Wanborough Road has now been delayed from February half term to the Easter holiday in April 2017.

9.1.2 Clerk has reported the large potholes near Jubilee Cottage and Horpit/Burycroft crossroads.

10. CORRESPONDENCE

All other correspondence since the last meeting on 19th December 2016 was available at the meeting.

Meeting closed at 22.20

Date of next meeting Monday 27th February 2017