

## WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **Monday 25th<sup>th</sup> October 2010** in Wanborough Village Hall, High Street, Wanborough at 19:30.

**PRESENT:** Mr G Sumner (Chairman), Mr A Bennett, Mr B Biggs, Mr C Hayes, Mr D Hayward, Dr A Phillipson, Mrs K Pearson, Mr W J Smith, Mr W Suter, Mr R Whitfield.

**IN ATTENDANCE:** Mrs H Craven-Jones (Clerk).

1 Apologies: Mr C Offer.

2 Declaration of interest:

Mrs K Pearson & Mr D Hayward declared a personal interest in agenda items 6.2, Footpaths, Village Maintenance and Allotments, if any discussion were to take place relating to the allotments, as they rent an allotment. Mr G Sumner declared a personal interest in agenda item, 8.4, Grants; request from Wanborough JFC Girls' Squad.

3 Minutes:

The minutes of the previous meeting held on 27<sup>th</sup> September 2010 had been circulated to all Parish Councillors. The minutes were signed by the Chairman as a true record.

***A resident attended the meeting in respect of the development at Contact House in Wanborough and raised concerns in relation to drainage and sewerage for the development. They strongly felt that the development is too much for the area; that drainage and sewerage for the number of people who could potentially live at the development has not been fully considered.***

*Gary Sumner confirmed that Wanborough Parish Council do not support the planning application, and held a special meeting the week before in order to get comments regarding the revised application in on time. (Agenda Item 5.1 details the comments). Wanborough Parish Council are also meeting with the Developers', who are not at this stage prepared to withdraw their application.*

4 Report from Ward Councillor:

A Bennett confirmed that there will be revisions to S106 Contributions in November 2010; relating to Transport. Many of the bus routes are S106 funded and there are strong concerns that the fund is coming to an end. There is no solution or clear way forward until the exact revisions are confirmed.

The first part of the Local Boundary Commission is complete. It has been recommended that the number of Borough Councils is reduced from 59 to 57. Responses to recommendations have to be submitted by 20<sup>th</sup> December 2010 and Andrew has suggested that villages submit joint responses rather than individual responses. With this in mind, Gary Sumner is going to contact Bishopstone and Liddington Parish Council in order to discuss a joint response.

A Phillipson asked if the above changes are likely to financially impact on Wanborough Parish Council. Andrew Bennett stated that there may be some issues in relation to some of the services provided to the Village. There are no details yet as to what the Precept for 2011 – 2012 will be.

Substantial revisions are being made to the “Old Core Strategy”. The “New Core Strategy” will have supplementary planning documents to cover all rural issues.

There is a Cluster meeting on 28<sup>th</sup> October 2010 at the Ellendune Centre in Wroughton. Colin Hayes will be attending the meeting and will feed back at the Parish Council meeting in November. The Clerk has also informed Parish Plan of the meeting as they may benefit from attending.

## **5 PLANNING**

### **5.1 To consider Planning Applications Received:**

**S/10/1380/SASM** – Contact House, High Street, Wanborough, SN4 0AE – Change of use of office building (Class B1) to 11 no. dwellings (Class C3) with access, parking, landscaping and associated works. Following a special meeting, the Parish Council have already submitted the following comments to Swindon Borough Council:

- The development is one of the poorest applications we have seen for any proposed development in the village. Although the Parish Council are on record as supporting an acceptable housing development on this site we would rather see the building demolished than accept this conversion.
- It is outside the housing boundary for the village.
- There are insufficient private gardens for each dwelling.

- The 'Conservation Area Appraisal' denotes this as an ugly building and it's retention is not accepted in any form by the Parish Council.
- The access does not meet visibility requirements for a residential development.
- There is no reason to support bringing in an ugly office building within the housing boundary for such an unsympathetic addition to the village which would leave a large 'community space' liable to leasehold maintenance difficulties which would be impractical to expect normal households to use as garden to effectively allow such a shortfall in private amenity space for each dwelling.
- Considering that each dwelling has sub standard amenity (garden space) there is no on site provision for garaging or sheds to accommodate the items that are required by families. Each three bedroom home should conceivably accommodate 2-5 cycles, lawnmower, toys, paddling pools, sports or play equipment, push chairs, prams, scooters or buggies.
- The site adjoins another of significant archaeological interest in the village and any ground works should require an archaeological investigation.
- Any proposed development would add a considerable burden to facilities within the village. Nearby to the site the Parish Council intend to improve the sports facilities to allow for all year training at Hoopers Field to enable a range of sports to be accommodated and a substantial contribution would be sought for this project.
- 11 family homes' would add pressure to education facilities within the village whereby children are already being turned away from the village school. If SBC were to support the proposal we would want to see proposals to bus children to alternative education sites nearby and we would also request that improvements be made to the access to enable safe entry and exit as well as planting on site to protect neighbouring dwellings.

**S/10/1405/ROBI** – Hill Farm, King Edwards Road, Liddington, Swindon, SN4 0HR – Erection of a two storey side/front extension, detached garage and boundary wall. The Parish Council do object to the change of use from agricultural to residential, if indeed it is agricultural; the Clerk is to confirm if there is an existing agricultural tie on the land and dwelling.

5.2 To notify the Schedule to the Permission/Consent received: None.

- 5.3 To notify the Schedule to the Refusal received: None.
- 5.4 To notify the Schedule to the Permission received under Appeal: None.
- 5.5 Planning Applications to be decided under Appeal: None.

## **6 COMMITTEE AND REPRESENTATIVES**

### **6.1 Hooper's Field and Recreation:**

Bill Suter is to meet with Martin Mansfield, the Greenkeeper and Turf Specialist at Wanborough Bowls Club, in order to get some advice on the cricket outfield. The cracks have now closed and Bill Suter confirmed that Pitch 2 is fine to play on. Problems with the cricket outfield will occur again and it needs to be addressed before the start of the cricket season. Bill will feed back to the rest of the Parish Council once he has met with Martin.

Gary Sumner and Colin Offer met with Sarah Stebbing from the Woodland Trust early October in order to discuss the siting of a MUGA at Hooper's Field. It was agreed that the bottom left hand corner of Hooper's Field is the best location for the MUGA. Sarah now has all the draft plans and details and she has passed them on to the Legal Department at Woodland Trust to consider. Clerk to follow this up for an update prior to the next Parish Council meeting.

It is very felt that there is a very big case for a MUGA within the Village; there are currently no facilities for teams to play netball, Wanborough JFC are currently unable to train in the Village, as there is no facility with floodlights.

Bill Suter has asked if the Village Lengthsman can paint the changing rooms and gents toilet at Hooper's Field, and also clean/tidy up the tiles in the kitchen. Clerk to arrange this.

### **6.2 Footpaths, Village Maintenance and Allotments:**

The Clerk issued the tree report to all of the Parish Council. This is following the tree inspections at the Lower Rec. and Church Meadow carried out by Cotswold Tree Surgeons. The Clerk is to obtain a written quote and full breakdown of the costs of the additional work from them. The Clerk will also speak to Ian Walding; local Tree Surgeon and obtain a written quote off him in respect of the additional work, as he has carried out some work for the Parish Council in the past.

The moto-cross activity on the A419 has now been reported to the Highways Agency and they are looking into the matter. It is hoped that they will take appropriate action in order to stop access to the site.

Planning Enforcement at Swindon Borough Council have confirmed that the users' have until Friday 29<sup>th</sup> October 2010 to submit a planning application for change of use of activity. Clerk to follow up week beginning 1<sup>st</sup> November to establish if planning application was submitted.

It was agreed that the Clerk would ask Emily Sykes from Swindon Borough Council to provide some further advice on gateways for the village and carry out a site visit. If the Parish Council go ahead with the gateways, the flower planters will be positioned once the gateways are sited.

The bench at the Church car park will be moved to Church Meadow once the new play area is sited there.

The last Allotment meeting in October was not very well attended, although apologies were received prior to the meeting. Another meeting may be arranged prior to the Precept meeting; then the Allotment Committee can feed back their budget spend for the following year at the Precept meeting. Bob Biggs is to suggest an alternative meeting date. Bob will also provide a sketch for the December edition of the Lyden magazine in respect of the additional land for Allotments in Wanborough.

There is still a leak at the Allotments so the Clerk will now contact Thames Water about this.

At this point in the meeting it was agreed that a Parish newsletter would be issued early January 2011 and that draft articles by the following would be forwarded to the Clerk by the end of December:

Allotments – Bob Biggs  
Changes re. transport – Bob Biggs  
Flooding – Gary Sumner  
MUGA proposal – Gary Sumner  
Village Hall – Colin Hayes  
Hooper's Field – Colin Offer

The Newsletter will be added as an agenda item for the next meeting in November.

6.3 Wanborough Village Hall Management Committee:

A valuation of the Village Hall has been carried out by Chris Dawson of Colliers International; we are awaiting the details of this.

6.4 Planning and Finance:

The Clerk received a further letter from Swindon Borough Council - Planning Enforcement confirming that, there is a slight deviation in terms of the position of the development of the former Bell's Garage site, but it is classed as minor and therefore no further action will be taken.

6.5 Civil Protection Emergency Group:

Nothing to report.

## 7 **FINANCE**

7.1 Financial Statement:

The monthly financial statement was circulated. It was proposed by Colin Hayes and seconded by Andrew Phillipson 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 October 2010 be endorsed and the transfers to cover October 2010 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 Bill Suter that the Statement be accepted.

## 8. **OTHERS**

8.1 Transport:

Bob will attend the next Transport Forum and feedback to the rest of the Parish Council.

8.2 Wiltshire Association of Local Councils:

Nothing to report.

8.3 Neighbourhood Tasking Group:

Bob Biggs is not receiving e-mails in respect of this, so the Clerk will speak to Rory Draper to ensure he has Bob's e-mail address.

8.4 Grants:

Wanborough Wasps Girls Squad have requested a £250.00 grant to help with set-up costs in relation to equipment, kits and the costs of the CRB checks for the parents who will be helping with the coaching. The Parish Council agreed to the grant request of £250.00.

St. John Ambulance Wiltshire and Swindon have requested a grant towards the provision of two rapid response vehicles. The Parish Council agreed that they will give £100.00 grant to help with this.

8.5. Parish Plan:

The Clerk is to inform Parish Plan that the Parish Council will be distributing a newsletter in January 2011 and confirm if they would like to include any articles within the newsletter.

8.6 Flooding:

The draft flood management report is to be issued to all of the Parish Council at the end of the meeting, (on disc). They will review this prior to the next meeting. The Clerk has also been asked to pass a copy on to Jo Rees-Bains.

8.7 Governance:

Governance notes have been passed to Dave Hayward.

9. **CORRESPONDENCE:**

Councillor Eric Shaw – Wroughton and Chiseldon Ward, and Chairman of the South Cluster Group has asked if he can attend a future meeting in order to introduce himself and answer any questions. The Clerk is to invite Eric to the next meeting in November.

**The meeting closed at 21.15.**

***Date of next meeting is Monday 22<sup>nd</sup> November 2010.***