

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **26th April 2010** in Wanborough Village Hall, High Street, Wanborough at 19:30.

PRESENT: Mr W Suter (Chairman), Mr G Sumner (Vice-Chairman), Mr A Bennett, Mr B Biggs, Mr C Hayes, Mr C Offer, Dr A Philipson, Mr R Whitfield.

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

1 Apologies: Mrs K Pearson, Mr W J Smith.

2 Declaration of interest: Mr C Hayes 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 he rents an allotment.

Mr R Whitfield declared a personal interest in item 8.6, Eastern Development Area, as he is a member of the East of Swindon Communities Group.

Mr G Sumner declared a personal interest in agenda item 8.6, Eastern Development Area, as he is a Western Vale Villages (WVV) Steering Group committee member, Wanborough Action Group Chairman and Chairman of the East of Swindon Communities Group. Dr A Phillipson declared a personal interest in item 8.6, Eastern Development Area, as he is a member of the East of Swindon Communities Group.

Mr G Sumner contested the presence of Mr A Bennett in respect of Planning Application – S/10/0491/JABU – Pond Farm, Church Road, Wanborough, as he is an immediate neighbour and Mr G Sumner believed there to be a prejudicial interest. Mr Bennett confirmed he would not respond on this item.

3 Minutes: The minutes of the previous meeting held on 22nd March 2010 had been circulated to all Parish Councillors. The minutes were signed by the Chairman as a true record.

The meeting was adjourned for public questions:

Residents attended the meeting in respect of the demolition of office building and the erection of 11 no. dwellings and associated works at Contact House,

High Street, Wanborough, Ref: S/10/0467/SASM.

The residents had concerns with the plans as the initial plans detailed 11 houses, but more recent plans have shown 12 houses. The Chairman confirmed that the plans Wanborough Parish Council had in respect of the application were for 11 houses and the review of the plans would be based on 11 houses. The residents believe that 11 houses are far too many for the site and that the houses would not be in keeping with the rest of the village. They also had concerns over sewage problems that may arise as a result of the development of a further 11 houses on this site.

The Chairman confirmed that these points would be taken into consideration when the Parish Council were reviewing the plans.

Residents attended the meeting in respect of the demolition of a single storey concrete storage build to rear of farmhouse at Pond Farm, Church Road, Wanborough, Ref: S/CAC10/0490/JABU and the outline application for the erection of 2 no. dwellings and associated works at Pond Farm, Church Road, Wanborough Ref: S/10/0491/JABU .

The resident had concerns over the demolition of the existing building, and that it must be done sympathetically due to bats, owls and swallows residing in the building. The resident also stated that one of the proposed new houses is 8 metres from the boundary of their house. They also objected to the proposed plans based on size and that the new 3 storey buildings are too large and not in keeping with the historic character of the village. The new buildings would be seen from the Wanborough Road and the size of the buildings would also reduce the amount of light the resident receives. The resident also stated that the proposed site is an archaeological site.

The Chairman confirmed that all these points would be taken into consideration when the Parish Council were reviewing the plans.

A resident raised concerns about the route between the doctor's surgery in Wanborough and Stacey's Lane and that there is only path for part of the way.

They asked if the Parish Council would consider extending the path, as it is a well used route.

Mr A Bennett confirmed that other residents had also raised this point and that a site visit with a Planning Officer from Swindon Borough Council had taken place. Although the proposal is still with planning at the moment, Mr A Bennett confirmed

that the path will be extended and he would find out when this is likely to happen.

4 Report from Ward Councillor:

Andrew Bennett reported that a full cabinet role is going to be created, which will enable all rural matters to be considered. A Cluster meeting will take place in Chiseldon in early July – exact date to be confirmed.

5 **PLANNING**

5.1 To consider Planning Applications Received:

S/10/0352/HECO – 16 Greenaway, Wanborough, Swindon, SN4 0TW – Conversion of garage to habitable space. No objections.

S/09/2254/KIWA – 10 Jenner Close, Wanborough, Swindon, SN4 0FA – Conversion of garage into living accommodation. The Parish Council confirmed that their objections were the same as those submitted earlier in the year.

S/CAC/10/0490/JABU - Pond Farm, Church Road, Wanborough, Swindon, SN4 0DQ – Demolition of single storey concrete storage building to rear of farmhouse. Before this proposal was discussed, the Chairman asked Mr A Bennett to leave the Hall. Mr A Bennett is the next door neighbour of Pond Farm and the Chairman felt it was in the interests of the Council for him to do so.

The Parish Council made the following comments:

- The demolition of the existing building needs to be carried out sympathetically as bats, owls and swallows may reside in this building. With this in mind, Wanborough Parish Council request that the Conservation Officer carries out an inspection of the site. Wanborough Parish Council also suggest that more detailed Archaeological investigations are carried out prior to the demolition.

S/10/0491/JABU – Pond Farm, Church Road, Wanborough, Swindon, SN4 0DQ – Outline application for the erection of 2 no. dwellings and associated works – Access and Layout not reserved. The Parish Council made the following comments:

- Wanborough Parish Council believes that the current proposal is outside of the housing boundary
- The Design and Access site shows a brown field site. Until relatively recently much of this site was a paddock and not a garden and therefore is clearly not 'brownfield'. Inspection of photographs on google maps show clearly this is not a garden site

- It is felt that the current buildings are much more modest and Wanborough Parish Council object to the proposed plans based on the height and size, as the proposed plans show a three storey dwelling of a much greater scale than Pond Farm Neighbours have a right to light which they would not have with buildings this size. The proposed buildings would be seen from Wanborough Road and it is felt that if any development were to take place it should be in keeping with the character of the village and much smaller in size. The location within the applicants site was also felt to be inappropriate
- There are also concerns with regard to flooding issues as it believed there is not enough for potential run-off. A considerable amount of flooding has occurred in the village as a result of developments above not considering the impact below
- Wanborough Parish Council also objects to the removal of the hedgerow along Stacey's Lane and the increase in vehicular use of Stacey's Lane. These changes would be incompatible with the current use of Stacey's Lane as a public footpath
- Wanborough Parish Council has concerns over the surface water drainage due to the amount of hard surfaces in this area from stabling and surrounding hard surfaces
- There are concerns regarding foul water as the proposed plans show stables that would be far too close to an existing dwelling in Stacey's Lane
- Wanborough Parish Council would also like to point out that the proposed site is an archaeological site.

S/10/0467/SASM – Contact House, High Street, Wanborough, Swindon, SN4 0AE – Demolition of office building and the erection of 11 no. dwellings and associated works. The Parish Council made the following comments:

- As a result of the demolition of the office buildings, there will be no employment opportunities available at this site any longer following the loss of the Bell's garage site nearby although the Parish Council does support housing on the site
- There are medieval remains situated in the field on the corner of Rotten Row and the High Street. This is something that may need to be considered prior to the start of the demolition and before construction
- Wanborough Parish Council believes that the current proposal is beyond the building line of the village in terms of the existing housing boundary. Also, Plot 11 is beyond the building line of the original building being demolished
- There are strong concerns that 11 news houses are far too many for the site and that the style of housing is totally inappropriate as the new houses will be much taller than the current buildings and such a development would not be in keeping with the character of the village. Positioning all of the buildings in a row is unimaginative and inappropriate in a rural village and the plans look similar to modern high density developments in North and South Swindon. If

the development is to take place, it is felt that the houses should be much smaller in size

- There are also concerns with regard to flooding. There have been a number of new buildings in the village over recent years, many of which have not come with any new water & drainage provisions. A great deal of flooding has occurred in the village and Wanborough Parish Council strongly recommend that this matter is considered prior to any development taking place. Homes very close to this site have come close to flooding and homes in nearby Burycroft have been flooded as a result of run-off.
- Wanborough Parish Council also objects to the increase in vehicular use as this is likely to present safety issues when accessing and exiting the site in terms of visibility. Previous employment use of the site is no excuse for not making it safe for future residents
- Due to the lack of space on the proposed site, there are likely to be traffic problems and delays when waste and recycling lorries are collecting from the site. Furthermore, due to the density of the proposed development, there is no space allowed for houses to have storage for car parking or household goods.
- Places at the local primary school are already in great demand. This development is likely to further impact on the number of children wishing to attend the school
- Wanborough Parish Council also think it would be appropriate for a bus shelter to be positioned on the Western edge of the High Street opposite the Brewers Arms.
- **S/10/0466/ROBI** – 4 The Maltings, Wanborough, Swindon, SN4 0AF – Extension of front storage building. No objections.
- **S/10/0394/RM** – Coombe End, Ham Road, Liddington, Swindon, SN4 0HH – Erection of a two storey rear extension, new roof, extension of first floor balcony to front, double garage, associated landscaping, remodelling of facade and associated works. No objections.

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

S/10/0119/CLMC – Marsh Lea, The Marsh, Wanborough, Swindon, SN4 0AR – Erection of a ground floor rear and side extension and roof alteration.

5.3 To notify the Schedule to the Refusal of Planning Permission/Consent: None received.

5.4 To notify Conservation Area Consent received: None received.

5.5 Planning Inspectorate Appeal: None received.

6 COMMITTEE AND REPRESENTATIVES

6.1 Hooper's Field and Recreation:

SKS Blyskawica FC have requested the use of Pitch 1 on a Saturday afternoon for the 2010/2011 season. They would alternate with AFC NPower both teams are in the same league. Mr C Offer objected to SKS Blyskawica using Pitch 1 as he feels that it gets too much wear and tear already. On that basis, it was proposed by Mr A Bennett and Mr B Biggs that WPC offer SKS Pitch 2. Wanborough JFC will have an Under 15 and Under 16 team in the 2010/2011 season. Clerk is to offer them Pitch 1 for the coming season and suggest they stagger their kick-offs on a Sunday afternoon or possibly alternate the matches.

6.2 Footpaths, Village Maintenance and Allotments:

Bob Biggs confirmed that the Give Way sign at Burycroft is about to be replaced. Dr A Philipson had prepared a document on the management of allotment charges. It was agreed that this would be discussed at the next Allotment Committee meeting. Bob has suggested a meeting date of 20th May at the Village Hall. The Clerk is to check availability of the Hall for this date. The Clerk has received some stickers/signs to place around the village regarding dog fouling. It was agreed that the Parish Council would purchase two dog waste bins, Clerk to order these. They will be placed at Church Meadow and the Lower Recreation ground. They will be emptied once a week.

6.3 Wanborough Village Hall Management Committee:

The Clerk has contacted Sally Moody from the Diocese of Bristol in order to obtain an update on the proposal for a 99 year lease on Wanborough Village Hall. She is still waiting for information from the Solicitor. The Clerk will follow this up prior to the next Parish Council meeting in May.

6.4 Planning and Finance: Nothing to report.

6.5 Civil Protection Emergency Group: Nothing to report.

7 FINANCE

With effect from 1st April 2010, the monthly financial statement and cash flow statement are now being prepared by Barrett Accounting and Tax Services.

7.1 Financial Statement:

The monthly financial statement was circulated. It was proposed by Mr G Sumner and seconded by Mr C 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 April 2010 be endorsed and the transfers to cover April 2010 expenditure be approved."

7.2 Monthly Cash Flow Statement:

The monthly cash flow statement was circulated. It was proposed by Gary Sumner and seconded by Mr C Offer that the Statement be accepted.

8. OTHERS

8.1 Transport: Nothing to report.

8.2 Wiltshire Association of Local Councils: Nothing to report.

8.3 Neighbourhood Tasking Group:

Due to further incidents of anti-social behaviour within the Village, the Clerk is to request increased patrolling from the Neighbourhood Policing Team in order to prevent this type of behaviour.

8.4 Grants: A note of thanks has been sent to WPC from Rev Robin Cardwell following the grant given to St Andrew's Church for the Church organ appeal.

8.5 Parish Plan: Nothing to report.

8.6 Eastern Development Area: Nothing to report.

9. Vehicle activated signs:

Emily Sykes has replied to the Clerk following the questions that were raised by Dr A Philipson. Dr A Philipson is to consider this further before a final decision is made.

10. Bookkeeping services:

It has been agreed that Barrett Accounting and Tax Services will review the 2009/2010 accounts. They will also with effect from 1st April 2010 carry out the book-keeping, bank reconciliations, prepare the monthly financial statements and cash flow statements. They will also prepare the half year and year end accounts.

11. Annual Assembly 2010:

Clerk has confirmed that a representative from PGL Liddington is able to attend. Clerk also confirmed that Emily Sykes is able to attend to give an update on Vehicle Activated Signs. Mr G Sumner confirmed that Carl Collins from CPLC will also attend to give an outline of the flood management report.

12. Wanborough Parish Council Data Storage:

It was agreed that anything under 5 years would be stored in plastic containers in the storage shed at Hooper's Field. The Clerk would be able to access this easily if it was required. Anything over 5 years will be sent to the Wiltshire and Swindon History Centre in Chippenham. The Clerk is to speak to the Lengthsman and arrange for the data to be moved.

13. Village Clean-Up:

Mr C Offer asked if a note of thanks could be put in the Lyden magazine to those people who helped with the Village Clean-Up. Clerk to do this.

14. **CORRESPONDENCE:**

Wanborough Parish Council insurance renewal is due on 1st June 2010. Parish Council confirmed they are happy for the cost and for this to be renewed with Allianz Insurance Plc.

The meeting closed at 21.25.

Date of next meeting is Monday 24th May 2010.