

**WANBOROUGH PARISH COUNCIL**

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

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

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

1 Apologies: None.

2 Declaration of interest:

Mrs K Pearson, Mr C Hayes, Mr D Hayward & Dr A Phillipson 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 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.

3 Minutes:

The minutes of the previous meeting held on 21<sup>st</sup> June 2010 had been circulated to all Parish Councillors. The minutes were signed by the Chairman as a true record.

***The meeting was adjourned to allow Sarah Screen, Planning Obligations Project Manager at Swindon Borough Council to assist the Parish Council with their understanding of how Developer Contributions currently work.***

*Sarah explained that developer contributions are legally binding commitments from*

*the landowners and in some instances the Borough Council and other third parties to undertake specific requirements associated with a development proposal. She confirmed that when the Parish Council requests a Developer Contribution, they must demonstrate clearly where the needs are within the Community. What are the priorities and what has the Community got that it needs more of? She strongly advised the Parish Council to be consistent in their requests for a Developer Contribution as this clearly demonstrates a real need. Sarah confirmed that every request is handled identically in every respect. She also recommended that Developer's should communicate with the local community as all parties could benefit from this.*

**Questions and points raised by the Parish Council:**

***Since 2006, there has been more opportunity to trigger Developer Contributions, although very little has been directed/invested to the local community.***

*Sarah Screen did confirm that a Developer Contribution of £8,600.00 has been allocated to the local community recently in respect of the development at The Marsh in Wanborough.*

***Are there any restrictions on what the Developer Contribution is spent on?***

*Sarah Screen confirmed that the Parish Council would need to provide details to Swindon Borough Council of exactly what the Developer Contribution is spent on eventually.*

***Developer Contributions moving forward:***

***Within future requests for Developer Contributions, Sarah suggested detailing 2/3 priorities within the local community for the Planning Officer to consider. It is important to put a robust business case forward demonstrating what isn't working and why it isn't working.***

***The meeting was adjourned to allow the Parish Plan to provide an update following the meetings that took place in June 2010. Shaun Egan represented the Parish Plan.***

*Shaun confirmed that there was a reasonable turn-out to the public meetings held on 18/19 June 2010. Parish Plan were also very encouraged by the youth activity event organised at PGL Liddington earlier this month - 82 children attended. Later this year, Parish Plan will pull all the suggestions together and create a "Top 10" list of the concerns and hot topics identified within the local community. They will then distribute a questionnaire to all residents within the Parish. Following the analysis of the questionnaire, they hope to establish priorities early 2011, with a view to producing a draft Parish Plan by April/May 2011. They will then present this to the Parish Council.*

***The meeting was adjourned for public questions:***

***Some residents from Wanborough attended the meeting in respect of the development of the Bell's garage site, High Street, Wanborough. The following concerns were raised:***

- *There was concerns raised over the bricks and that they are not the bricks that were originally agreed when planning consent was given. It was strongly felt that any materials used should be sympathetic and in keeping with the Conservation Area and other buildings nearby*
- *Concerns were expressed regarding the height of the new houses in comparison to other houses nearby. It is felt that the buildings will damage the view and not be in keeping with the character of the village*
- *It was also raised that the buildings appear to be particularly close to the road; closer than was actually on the planning consent*
- *It was stated that Plots 1 & 2 were originally approved as 3 bedroom properties, but that they are now being built as 4 bedroom properties. If this is an over-development, clearly there will be more people living there, which is likely to cause an increase in vehicular use and will have an impact on parking within the new development*
- *A resident said that they have been informed that the garage to Plot 6 has been reduced to 1.5 car spaces. This would suggest that the garage plot is not big enough for the size of the house and the number of people living in the house and again this will have an impact on parking within the new development*
- *One of the residents also wanted to establish if the hedgerow at the front of the development has any protection rights as it is in the Conservation Area*
- *It was also raised that the ditch no longer appears to be within the boundary of the site, which is not in accordance with the plans.*

*The residents that attended the meeting feel that the development is inconsistent with the original planning application and as a result this development will not enhance the village and will be inappropriate to the rural setting of Wanborough.*

*Gary Sumner explained that the Parish Council would raise the concerns with Regulatory Services at Swindon Borough Council and provide an update following their response to the concerns raised.*

***The Landlord and Landlady from the Black Horse Public House in Wanborough attended the meeting.***

*This was to introduce themselves to the Parish Council, explain a little about what they have done to the pub and to establish what else they can do to attract more residents from the local community. They have decorated inside and outside of the*

*pub and also redeveloped the gardens. Local residents had recently complained about the loud music coming from the pub. They confirmed that there would not be any music after 11.00pm. Although they have advertised the camping and caravan site, they do not intend to have caravans and camper vans there long term. The hope is that they will stay for one or two nights only.*

On a separate issue, Colin Offer suggested that the cycle path at the corner of the Commonhead Roundabout should be extended. The Clerk has been asked to raise this matter with the Transportation Team, (Tim Price) at Swindon Borough Council.

Colin Offer also suggested that the flower pot be removed from the Lower Recreation ground and replaced with a basketball net, which matches the other basketball net. The Clerk has been asked to establish the cost of a basketball net, but not to arrange for the flower pot to be removed yet.

#### **4** Report from Ward Councillor:

The update from A Bennett is that it is very busy within Swindon Borough Council at the moment. A new local budget will be published soon. There are a great deal of financial cutbacks taking place within Swindon Borough Council.

#### **5** **PLANNING**

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

**S/10/1024/RM** – Breach House, Horpit, Wanborough, Swindon, SN4 0AT – Construction of an all weather riding arena. No objections.

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

None.

##### **5.3** To notify the Schedule to the Refusal received:

**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. No comments made.

**S/10/0585/JABU** – Pond Farm, Church Road, Wanborough, Swindon, SN4 0DQ – Demolition of existing building and erection of a new dwelling and construction of a new vehicular access. No comments made.

##### **5.5** Planning Applications to be decided under Appeal:

**S/10/0466/ROBI** – 4 The Maltings, Wanborough, Swindon, SN4 0AF – An Appeal has been made to the Planning Inspectorate in respect of this application.

## **6 COMMITTEE AND REPRESENTATIVES**

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

Southgate FC have informed the Clerk that they will not be using a pitch at Hooper's Field for the 2010 – 2011 season. Wanborough Junior Football Club will utilise this pitch.

Ray Pethick has prepared some draft plans in respect of the MUGA. Colin Offer and Gary Sumner have asked the Clerk to arrange a further meeting with the Woodland Trust for early September so that they can discuss these plans.

The Clerk has set up the Irrigation Contract for the Bowls Club. Following the initial service, it has been identified that further work needs to be carried out in order to upgrade the sprinklers. The cost of this is £580.00 (excl VAT). It was agreed that the Parish Council would pay for this in the first instance and the Bowls club will make a 50% contribution towards this. Clerk to raise an invoice to the Bowls Club in respect of this.

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

Lee Wells provided the Parish Council with a quote of £400.00 to fit a new gate at the Church car park. The gate had been requested by the residents of the The Old School House, Church Road, in order to act as a deterrent to the youths that hang around the Church car park in the evenings. The Parish Council decided that a gate would not be fitted at this stage, but it is something they will re-consider at a future time.

The rubbish at Foxhill is due to be removed and Swindon Borough Council are considering putting a gate there in order to prevent future tipping.

The Maintenance Team from Swindon Borough Council are filling the potholes within the Village, although B Biggs is to discuss this with them as he does not think that they have all been done to the required standard.

A new 2 acre allotment site at Kings Lane is still being considered at this stage. It was confirmed that no further correspondence needs to be sent to the occupier of allotment B2 following a further inspection of the Plot which met the required standards.

The hedgerow on Callas Hill is still very overgrown and this has already been reported to StreetSmart, Clerk to follow this up with Swindon Borough Council. There are an increasing number of vehicles being parked on the left hand side of Callas Hill, where there is a no parking restriction. Clerk to raise the matter with Swindon Borough Council and Neighbourhood Policing Team.

Dave Hayward has asked for a list of the Covingham Allotment holders' for the Wanborough Show, so that he can distribute the Wanborough Show magazine to them. Clerk to e-mail these details to Dave Hayward.

A further item for the agenda of the Annual Allotment holders meeting in September is the possibility of hiring a skip in order to have an annual clear out at the Allotments. This has been done in the past and it is felt that all Allotment holders will benefit from this.

### 6.3 Wanborough Village Hall Management Committee:

Wanborough Village Hall Management Committee have re-paid 50% (£2,500.00) of the loan to the Parish Council. They hope to be able to pay the other 50% well before January 2012.

They are considering replacing the chairs within the Village Hall as it is felt they are very tired looking.

Following further damage to tiles, the Village Hall Management Committee have arranged to have full CCTV installed to monitor the Village Hall, PFS are carrying out this work.

### 6.4 Planning and Finance:

Residents attended the meeting in respect of the development at the former Bells garage site and raised their concerns. The Clerk is to prepare a letter for Regulatory Services at Swindon Borough Council and provide an update following their response to the concerns raised.

### 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 Dr A Phillipson and seconded by Mr C Hayes 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 2010 be endorsed and the transfers to cover July 2010 expenditure be approved."

### 7.2 Monthly Cash Flow Statement:

The monthly cash flow statement was circulated. It was proposed by Mr C Hayes

and seconded by Dr A Phillipson that the Statement be accepted.

## **8. OTHERS**

### **8.1 Transport:**

Thamesdown Transport have notified the Parish Council that the bus service between Swindon and Wanborough is being reduced in frequency. The Parish Council and many residents who rely on this bus service are very disappointed with these changes. Bob Biggs is sending a letter to Thamesdown Transport expressing all concerns.

### **8.2 Wiltshire Association of Local Councils:**

Nothing to report.

### **8.3 Neighbourhood Tasking Group:**

Nothing to report.

### **8.4 Grants:**

Nothing to report.

### **8.5. Vehicle activated signs:**

No objections have been made by the residents, therefore the installation of the VAS was unanimously agreed. Clerk to arrange this with Emily Sykes at Swindon Borough Council.

### **8.6 Governance:**

A Bennett provided some guidance on this and Colin Hayes is going to distribute this to the rest of the Parish Council.

Robert Buckland, MP for South Swindon is able to attend the Parish Council meeting on Monday 6<sup>th</sup> September 2010. Clerk to advertise this on the noticeboards and website.

### **8.7 Wanborough Summer Show:**

As a gesture of goodwill, it was agreed by the Parish Council not to charge the Wanborough Show Society for using Church Meadow for the Show. Pre inspection of Church Meadow will be on 17<sup>th</sup> August 2010. Post inspection of Church Meadow

will be on 24<sup>th</sup> August 2010.

9. **CORRESPONDENCE:**

The Clerk has received a letter from Emily Sykes at Swindon Borough Council confirming that new signage will be placed on the Burycroft and Horpit crossroads, three new signs will be placed there.

**The meeting closed at 21.50.**

***Date of next meeting is Monday 6<sup>th</sup> September 2010.***