

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **Monday 25th June 2012** at Wanborough Village Hall, High Street, Wanborough at 19.30.

PRESENT: Mr G Sumner, Mr A Bennett, Mr R Biggs, Mr C Hayes, Mr D Hayward, Mr C Offer, Mrs S Daltrey, Mr W J Smith, Mr B Suter, Mr R Whitfield.

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

1 Apologies: No apologies received.

2. Declarations of Interest:

Mr C Hayes and Mr D Hayward declared a personal interest in agenda item 6.2, Footpaths, Village Maintenance and Allotments, if any discussion were to take place relating to the allotments, as they rent an allotment. Mr W J Smith declared a personal interest in agenda item, 8.6 Eastern Villages Working Party.

Andrew Bennett declared a personal interest in agenda item 5.1 Planning Applications S/CAC/12/0736/JABU & S/12/0739/JABU – Pond Farm House, Church Road, Wanborough.

3. Minutes:

The minutes of the previous meeting held on 28th May 2012 had been circulated to all Parish Councillors.

Rachel Chevis and Sarah Ingram from Wanborough Village Hall Management Committee attended the meeting in order to discuss the future of the Village Hall and future funding of the Village Hall. Rachel explained that 2 projects need to be undertaken within the Village Hall; the replacement of 3 sets of toilets, which are at least 20 years old. Secondly, the boxing in concealing pipes etc beneath the wall panelling in the village hall (which would also require replacement). Both of these projects will cost £10,000.00 in total. The Village Hall Management Committee continue to do a great deal of fund-raising and Rachel wanted to establish if the fund-raising money should be saved in order to buy the Village Hall when the lease runs out in 2032. Also,

the Village Hall Management Committee feel that the level of Precept given to them is insufficiently low as the annual grant has not increased for several years now, but other costs have.

The Chairman confirmed that they should not put aside money in order to purchase the Village Hall when the lease runs out and that any money raised should be for on-going funding of the Hall.

The Chairman asked for a costed analysis of the Village Hall expenditure over the next 2 – 5 years, so that the Parish Council can consider this at their next Precept meeting in December 2012.

There may also be a possibility of the Village Hall Committee obtaining a Grass Roots grant to help with specific projects. Rachel Chevis is going to look into this. The Chairman gave details of the considerable sums given to the Village Hall in the past ten years totalling well over £45,000.00

A resident attended the meeting in respect of the Pond Farm planning application. The resident has sent objections about the planning application to the Planning Officer at Swindon Borough Council. A copy of the letter has been distributed to all members of the Parish Council. The footpath sign on the resident's drive has faded, so they asked if this could be replaced and also if a dog fouling sign could be put up. The Chairman agreed that the Parish Council should ask SBC to replace the sign and that the Parish Council could supply a dog fouling warning.

The resident also asked if the footpath at Stacey's Lane could be extended up to Pond Farm and across the road to the Doctor's surgery. Another resident has recently sent in the same request. Andrew Bennett confirmed that the Parish Council have been in discussions with Swindon Borough Council about this for 2 years now. At this moment in time, they are not able to do anything further due to lack of funding. However, they are aware that we are keen to improve this footpath and it is definitely on our list of priorities with Swindon Borough Council.

4. Report from Ward Councillor:

Andrew Bennett confirmed that there may be a possibility of obtaining grant funding for the improvement of existing footpaths and the development of new ones.

The next Locality meeting will take place on 27th September 2012 and that requests for Locality funding should be submitted prior to this meeting.

Andrew Bennett distributed leaflets to the Parish Council on the New Swindon Cycle Path and Kerbside recycling.

Andrew Bennett mentioned that a Locality meeting may be held in Wanborough on 18th October 2012, although the Clerk has not been informed of this date as of yet.

5. **PLANNING:**

5.1 To consider Planning Applications received:

S/CAC/12/0736/JABU - Pond Farm House, Church Road, Wanborough, Swindon, Wiltshire, SN4 ODQ - Demolition of existing barn.

S/12/0739/JABU- Pond Farm House, Church Road, Wanborough, Swindon, SN4 ODQ - Erection of a detached dwelling with garage.

Wanborough Parish Council objected to the above applications and submitted the following comments to Swindon Borough Council:

- There is a change of use from agricultural to garden use and Wanborough Parish Council are concerned about the precedent this would set as it is outside the housing boundary and is entirely a garden for a new dwelling.
- The Parish Council are not happy with the new access across the existing footpath and feel that a single access to both properties is more appropriate.
- The proposed development is within a Conservation area and there was concern that the existing barn is a notable building which could have been partly retained.
- The Parish Council would prefer to see the original courtyard arrangement maintained with the new proposed dwelling facing the host dwelling and the garden of the new dwelling being taken from the substantial gardens of Pond Farm house.
- There are concerns with regard to flooding as properties close by have been flooded in recent years. Wanborough Parish Council strongly recommend that this matter is considered prior to any development taking place
- Wanborough Parish Council request that permitted development rights are removed from the building in order to retain the character of the Conservation area

We would request that the application is referred to Planning Committee taking into account our concerns and if any consent is granted that a Section 106 contribution is sought by SBC or offered by the applicant. Wanborough Parish Council would seek financial contributions towards the following village/community based projects:

- The re-surfacing of the footpath that runs past the applicants land along

Church Road to the point at which it is safe to cross the road to the junction with Ham Road and the Doctor's surgery

- Replacement of play equipment at Church Meadow for which the Parish Council already have quotes
- Contribution towards supply and installation of a wooden store at Lower Recreation Ground for Scouts/Show Society and Junior Football Club
- Youth facilities: Contribution to the need for the establishment of a Youth Club as indicated in the Parish Plan survey results
- The school desperately requires improvement in terms of its community use (main hall floor requires replacement), the conservatory leaks and can no longer be used, school sports facilities require expensive maintenance and improvement (much community use of these facilities). Reception classes are taught in portable classrooms with no covered access to main building, improvement of ICT equipment. School is near capacity as acknowledged in recent correspondence showing the school figures used recently were incorrectly showing capacity.

S/12/0765/ROBI – Removal of existing fence and erection of a 2m high wall – Hornbeam House, St Katherine's Place, Lower Wanborough, Swindon, SN4 0AR – Wanborough Parish Council do object to this as it is not in keeping with the other properties and the character of the surrounding area.

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

S/12/0604/ROBI – Erection of a boundary fence – West Barn, 2 St Katharine's Place, Wanborough, Swindon

S/12/0547/KICO – Erection of a two story side and rear extension – 1 Chapel Orchard, Wanborough, Swindon, SN4 0BA

S/LDP/12/0574/EDSN – Certificate of Lawfulness (proposed) for the conversion of loft into living accommodation and insertion of roof-lights – 3 Badgers Close, Wanborough, Swindon, SN4 0EN.

6. **COMMITTEE AND REPRESENTATIVES:**

6.1 Hooper's Field and Recreation:

The next Hooper's Field Management Committee meeting takes place on 9th July 2012.

Gary Sumner recently met with Paul Davies, Grounds Maintenance Manager at Swindon Borough Council in order to confirm when the cricket pitch will be cut each week during the Summer season.

6.2 Footpaths, Village Maintenance and Allotments:

Following the recent Allotments Committee meeting Bob Biggs confirmed that they are working on a revised document in respect of the Rules & Regulations for the Allotments. A draft copy will be issued to the Parish Council in the first instance.

It was confirmed that Allotments F9 & F11 will be offered to Wanborough residents.

The Clerk also confirmed that Warning letters had been sent to some plot holders as detailed in Dave Hayward's recent e-mail.

Joe Smith asked if it could be arranged for the water meter to have an "actual" reading rather than an estimated reading.

Bob Biggs expressed concerns about the poor condition of Ham Road and that it is in need of a great deal of maintenance. He is going to raise this matter with Swindon Borough Council. Andrew Bennett also advised him to report it to "Fix My Street".

6.3 Wanborough Village Hall Management Committee:

Dave Hayward asked if the Village Lengthsman could cut the hedge at the front/back of the Village Hall and tidy up all the weeds around the Hall.

6.4 Planning and Finance:

No update.

6.5 Civil Protection Emergency Group:

No update.

7 FINANCE

7.1 Financial Statement:

The monthly financial statement was circulated. It was proposed by Mr C Hayes 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 June 2012 be endorsed and the transfers to cover June 2012 expenditure be approved."

7.2 Monthly Cash Flow Statement:

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

7.3 Annual Return 2011/2012:

This was approved and signed by the Chairman and the Clerk.

8. OTHERS

8.1 Transport:

No update.

8.2 Wiltshire Association of Local Councils:

No update.

8.3 Corporate Governance Review:

The Chairman is going to publish a statement on the Parish Council website in respect of Corporate Governance.

8.4 Grants:

No update.

8.5 Flooding:

The next flood meeting takes place on Thursday 5th July, 10.00am at Hooper's Field.

Pete Hankins and Huw Thomas from Thames Water have confirmed that they will be attending this meeting.

Minutes from previous flood meetings can be found on the Parish Council website.

8.6 Eastern Villages Working Party:

The next meeting takes place on Wednesday 18th July, 7.00pm at Hooper's Field.

8.7 Parish Clerk Vacancy:

The Parish Clerk leaves her post on 26th June 2012.

The position is being advertised and the closing date is 6th July 2012. The interviews will take place on Thursday 12th July 2012. Gary Sumner will conduct the interviews along with 2 other members of the Parish Council.

9. CORRESPONDENCE:

ITEM 10 – Revised Code of Conduct – E-mailed to PC on 19th June 2012.

ITEM 13 – E-mail from Sharon Gibson re. possibility of a footpath from Stacey's Lane to Doctor's surgery.

The meeting closed at 21.45.

***Date of next meeting is Monday 23rd July 2012, 7.30pm
at Wanborough Village Hall.***