

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **27th March 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), 17 members of public

1 Apologies

2 Declaration of interest:

Colin Hayes and Dave Hayward declared a personal interest in item 8.3.1 as they each rent an allotment.

Joe Smith declared a prejudicial interest on item 8.5.2.

Donna Stalker declared a personal interest in item 8.2.2, and prejudicial interest on the Ducksbridge planning application (item 7.1).

Gary Sumner declared a personal interest on item 8.1.1.

3. Minutes:

The minutes of the previous meeting held on 27th February 2017 were circulated to all Parish Councillors. The minutes were signed by the Chairman as a true record.

4. Presentation from Fairhurst Estates in relation to the Motorcross Site at Foxhill

Jamie Williams from Fairhurst Estates attended the meeting to confirm that they are currently looking into how to improve the litter problem on the Ridgeway; they will also be discussing this problem with Bishopstone Parish Council.

He also confirmed that he is currently looking into the future viability of motorcross. He stated that Parish Council may have noticed that over the last few years the number of motorcross events at this site has reduced, so they are looking into alternative uses for this site. They would need to maintain the same income stream as from motorcross. He stated that if Parish Council come up with any ideas then to contact him. Parish Council suggested contacting PGL to see if they have any ideas.

5. Broadband

Andrew Gruar and David Clay from UKBB Networks were in attendance to provide an overview and update on the current position of the superfast broadband provision across Swindon. The organisation bid for, and won, the contract to build 24 sites for network design and implementation to provide the network across the Borough. The company is on track to complete all towers, with the imminent construction of two in Stratton, one at the White Hart and one at Grange School and one in Peatmoor. The two remaining are Castle Eaton, where planning permission has been granted, and Wanborough. The mast in Wanborough is now due to go ahead after sorting a number of legal issues with Thames Water; they hope to go live in Wanborough before the end of May 2017.

Parish Council suggested they attend the Annual Assembly meeting on 15th May 2017, where they can give a more detailed presentation to residents.

Meeting was adjourned for Public Questions

A resident asked whether when the Ward Councillor or Parish Councillors provide information during a meeting, can they state who at SBC has provided that information so that there is a proper trail, and so that the residents have a better understanding.

A number of residents attended the meeting to raise their concerns about the proposed planning application at Cross Keys Pub. They asked a question in relation to the Neighbourhood Plan's Non-Coalescence; Clerk confirmed that this is a policy within SBC's Local Plan. Gary Sumner confirmed that there are exceptions to this policy that allows certain development within the area of Non-Coalescence, such as business development. Residents also raised concern about the impact on the listed buildings; all properties within Burycroft follow a line and this development would be behind some of the properties, within open countryside and not in keeping with the current houses in Burycroft. Per-Axel Warensjo confirmed that Parish Council will be discussing this application later in the meeting.

A number of residents attended the meeting to raise concern about the proposed footpath 25 diversion. They stated that there are two footpaths that need to be considered. The first that is being proposed to be diverted, plus there is another footpath that has been used for over 20 years to walk across the corner safely. Parish Council stated that the second footpath was not a legal path and there is no legal right over private land. The resident stated that this has been happening for over 20 years and therefore should be considered. Per-Axel Warensjo confirmed that this is also on the agenda for Parish Council to discuss later in the meeting.

6. Report from Ward Councillor

Gary Sumner asked if Patrick Wier (SBC Library Services) could attend the Annual Assembly to provide new options for a library service within the village. Clerk confirmed that she and Per-Axel Warensjo have already met with SBC and discussed options. These options and the costs were discussed by Parish Council but there was not sufficient interest. Gary Sumner stated that he now has a new option for a library provision at Wanborough Primary School. Parish Council therefore agreed to discuss at the Annual Assembly on 15th May 2017. **(Action Gary Sumner to invite Patrick Wier to the Annual Assembly)**

Gary Sumner stated that he had a meeting with SBC Highways in relation to the road resurfacing in the High Street and they have agreed to carry out some other additional work that they can fit in at the same time, these include:-

- Adding new white lines along the edge of Wanborough Road at the entry to the village to make the road feel narrower;
- To clean up and improve white lines at the chicane;
- Re-erecting the fallen over roundabout sign on Rotten Row;
- Improving the white lines at the roundabout;
- Re-moving the white lines along the High Street.

Gary Sumner stated that he is aware that Parish Council asked for the mini roundabout to be removed at High Street/Rotten Row, however this is not something they can do at the moment.

Parish Council felt that they should have been given more time to consider these options. Gary Sumner stated that all these proposals have been put forward by SBC Highways Officer to help improve the village; there is nothing major being done and anything they do in addition to road resurfacing can only be for the benefit of the village.

Parish Council raised concern about the removal of white lines along the High Street and, after a discussion, Parish Council voted with 5 in favour of keeping the white lines, 4 against and 1 abstention. Therefore Parish Council agreed that the white lines on the High Street should remain and therefore asked if SBC would repaint them.

Parish Council agreed to support all other proposals put forward by SBC.

Gary Sumner confirmed that Taylor Wimpey have still not moved forward to carry out the outstanding work on the ditches. SBC are therefore proposing to carry out the work themselves and to charge Tayler Wimpey, however this does not solve the

issue of future maintenance. He indicated that he understood that the Clerk had been contacted by SBC legal department to provide a statement.

The final plans for the footpath proposals (improvements as part of the Stanley Close development) are due by the end of April. There have been a few issues, for example the Conservation Officer was not keen for a tarmac footpath along Church Road, and the footpath from Stanley Close is too steep.

The planning application for the proposed waste energy plant near South Marston and Stratton, is due to be considered at May's Planning Committee meeting. As there has been so much interest and so many objections to this application the meeting will be held at The Wyvern.

A resident from Chapel Lane has contacted Gary Sumner in relation to the damage to the verges as a result of cars turning around. He has asked SBC Highways to take a look at the problem.

Gary Sumner confirmed that there are changes to the opening hours at the recycling centre; this has been agreed by SBC and will take effect from the 1st April 2017.

Dave Hayward raised a question in relation to the Council Tax increase. He asked why SBC have not been open and honest about the increase; on the front of the bill they have put a percentage increase, however if you calculate the actual increase this does not agree with the percentage shown. Gary Sumner stated that within the leaflet provided there is an explanation about the increase and how it's been calculated. He felt that in general people have accepted the increase as this is needed to cover additional social care costs.

7. PLANNING

7.1 To consider Planning Applications received:

S/PRE/17/0441 - Proposed new Southern Connector Road Land East Of The A419 Between Commonhead Roundabout And A Point North Of Wanborough Road.

After a discussion Parish Council agreed to reply stating that they support the Southern Connector Road (SCR), but they would like to see more detailed plans as to how the road will cross Wanborough Road and would also like to see the Redlands development with a direct link to the SCR.

S/17/0322 - Great Moorleaze Farm The Marsh - Change of use of part of dwelling house to swimming pool (Class D2) (retrospective).

Parish Council unanimously agreed to raise no objection to this application.

S/HOU/17/0318 - Ducksbridge 12 Burycroft - Erection of a two storey extension to existing detached garage including an increase to ridge height and erection of 2no. dormer windows to create a detached annex, erection of single storey/two storey rear extension and two storey front/side extension.

Parish Council unanimously agreed to raise no objection to this application.

S/AGRI/17/0365 – Upper Wanborough Farm Ham Road - Prior approval notification application for the erection of an agricultural barn. Clerk confirmed that SBC have stated that this application does not require planning permission.

S/17/0329 – Cross Keys Inn 5 Burycroft - Erection of a detached block of 12no. ancillary letting rooms to rear and creation of a single storey extension.

Parish Council discussed this application. Gary Sumner stated that there are allowances for business such as pubs to build within the area of Non-Coalescence within SBC Local Plan Policy. Concerns were raised in relation to the impact on flooding, the proposed ridge height of the single storey building and building within open countryside. Per-Axel Warenjo felt that Parish Council should support a local

business. After a discussion Parish Council voted with 5 against and 4 in favour. Parish Council therefore agreed to object to the application. Per-Axel Warensjo and Colin Hayes both wanted it recorded that they both supported the application.

S/PRE/17/0367 – Land at Horpit Farm, Horpit – Proposed one new dwelling.

Clerk confirmed that this is only a pre-application and therefore Parish Council are only making comments on the proposed development in principle; there will still be a proper consultation of the plans once the application has been submitted.

Parish Council discussed the application. The farm is currently a working farm and therefore it was unclear as to whether the house is needed in connection with the farm. Concern was raised that the house is proposed at the back of the plot, which doesn't follow the line of all the other houses along Horpit.

After a discussion Parish Council agreed to support the application with some reservations and provided it meets planning policy guidance for agricultural workers' dwellings. Colin Offer wanted it recorded that he does not support this application.

Land at Church Road – Erection of 4no dwellings and associated works – An appeal has been made to the Planning Inspectorate under reference APP/U3935/W/17/3168667.

Parish Council unanimously agreed to re-submit Parish Council's objections to this application to the Planning Inspector.

S/HOU/17/0478 – 6 Badgers Close – Erection of 1st floor side extension.

Parish Council felt that the new window to the side should be obscure glass, otherwise Parish Council raised no objection to this application.

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

S/HOU/17/0140 - 8 Callas Rise - Erection of a single storey front extension and raise the height over existing garage roof.

7.3 To notify the Schedule to the refusal received.

None

8. COMMITTEE AND REPRESENTATIVES

8.1 Hooper's Field and Recreation

8.1.1 Hooper's Field Expansion. Clerk has circulated two Project Manager Quotes received: one from Mr D James (SBC) for £42k and the other from Mr T Drew (LK2 Architects) for £5.5k. The third from Mr J Platt provided a revised specification but no price. Clerk confirmed that without three quotes Parish Council cannot discuss and agree on a Project Manager (quoting reference to Parish Council Financial Regulations).

Colin Offer stated that he did not think that this is the case, Parish Council can choose which parts of the quotes they would like to pursue and didn't expect the spend to be over £25k. A question was raised as to how Parish Council were going to pay for this proposed £25k, Colin Offer confirmed that he didn't mind, there is some S106 money, Parish Council have money available from reserves or Hooper's Field funds. Clerk confirmed that SBC will not release any S106 funds without three quotes.

Per-Axel Warensjo asked for Parish Councillor's views in principle for a Project Manager.

Colin Hayes felt that Parish Council should wait to see what SBC's playing pitch strategy shows (due in the Autumn), as he feels that this information should be linked into what Parish Council are proposing at Hooper's Field.

A discussion took place over a Project Manager. A number of councillors felt that more information is needed before making a decision on such a large cost. They would like to find out what residents in the village would support at Hooper's Field, what the clubs want, and whether Parish Council will be able to financially support

the facility. Concern was raised about the feedback from Hooper's Field meetings as it didn't sound as though the clubs completely support everything.

Gary Sumner stated that this is an ideal opportunity to expand Hooper's Field; the NEV planning shows a short fall of sports facilities, there is an opportunity to gain S106 money, SBC's playing pitch strategy is for many years after and Parish Council needs to be looking at what we can get from Hooper's Field now.

Joe Smith felt that Colin Offer had put in a lot of work, however he agreed that further work was needed before making a decision on a Project Manager.

Roger Whitfield suggested putting together a project team.

Dave Hayward confirmed that he wasn't against expansion at Hooper's Field, he just doesn't agree with the way it's being done.

Colin Offer felt that from what everyone has stated there wasn't much point in him wasting any more time on this and suggested putting the project on hold.

- 8.1.2 Hooper's Field driveway. Clerk has received complaints about the safety of the driveway. After a discussion it was agreed that Parish Council needed to get this sorted either by Lee Wells or, if he can't do it, by someone else. **ACTION Clerk**
- 8.1.3 The next Hooper's Field committee meeting is due to be held on 10th April 2017.

8.2 Footpaths and Village Maintenance

- 8.2.1 The minutes of the committee meeting held on Monday 13th March 2017 were ratified.
- 8.2.2 (*Donna Stalker left the room while this item was discussed*) Footpath 25 – Notice of diversion. Parish Council discussed the proposed diversion and agreed to object to the proposal stating that the original route of the footpath should be retained as there is sufficient space next to the houses to keep this route.
- 8.2.3 Parish Council met on site to discuss entrances to Green Lane. It was agreed at the meeting that the hard standing at each end should be retained. Clerk has submitted this request to Peter Mapson who confirmed that he would re-instate subject to Parish Council receiving agreement from SBC. Clerk has sent a request to SBC, who confirmed that a planning application needs to be submitted at a cost of £97.50. Parish Council also looked at the new culvert and agreed that they would like SBC to come and look at this. **ACTION Clerk to arrange a meeting**
- 8.2.4 Village Lengthsman. Lee Wells has informed the Clerk that due to the increase in his business he is unable to commit to one day a week in the village as an employee. He has suggested that he carry out work for the village through his business on a self-employed basis but this might mean that the work will be carried out by someone else from his business. After a discussion Parish Council agreed that with all the additional work from SBC's transfer of services there is a need to have a regular employee to carry out jobs around the village and it was therefore agreed to advertise the post within the village. **ACTION Clerk**
- 8.2.5 Village Clean up held on Saturday 25th March 2017. This was a successful event; Colin Hayes reported that he had 9 volunteers and they collected 23 bags of rubbish from around Foxhill.
- 8.2.6 E-mail from Leon Barrett (SBC streetsmart) stating that SBC will continue to collect any flytipping that Parish Council's feel they are unable to clear themselves.

8.3 Allotments

- 8.3.1 The minutes of the committee meeting held on Monday 6th March 2017 were ratified. Mr Bob Biggs confirmed that there is currently no waiting list and vacant plots, therefore he will put a notice up at the allotment site. There has been some flytipping at the allotment site.

8.4 Wanborough Village Hall Management Committee

- 8.4.1 Mark Simpson has circulated notes from the meeting held on 20th March 2017. Mark Simpson confirmed that the new canopy at the rear of the building is being erected from 10th to 12th April 2017.

8.5 Planning and Finance

- 8.5.1 Appointment of Internal Auditor. Banks Accountants, who previously carried out Parish Council's Internal Audit, have been taken over by RSM. Despite stating in a letter in October 2016 that they could continue to provide services to Parish Council, Clerk received a letter two weeks ago confirming they can no longer act for Parish Council. Clerk has gained two quotes: Darkin Miller (Chartered Accountants) recommended by South Marston PC as a cost of £34 per hour, with expected time being 9 to 12 hours, therefore a total cost of £306 - £408 (with a 2.5% discount for commitment to 3 year contract). Matthew Sansum (Chartered Accountants) recommended by Chiseldon PC, quote for £440. After a discussion Parish Council unanimously agreed to appoint Darkin Miller Accountants, initially for one year, and if they are happy with them they will consider the three year contract. The Annual Return pack for the accounts for the year ended 31st March 2017 has been received from Grant Thornton.
- 8.5.2 *(Joe Smith left the meeting while this item was discussed)* Sustainable Drainage Systems (SuDs) vision for NEV. This document has now been adopted by SBC; some interesting comments made by SBC in reply to Parish Council's comments.
- 8.5.3 Annual Assembly 15th May 2017, it was agreed to include the following on the agenda:-
- Broadband,
 - Options available to the village for a library provision,
 - Footpath improvement plans,
 - Planning update including New Eastern Villages (NEV), Southern Connector Road and SBC's SHELAA "Call for sites" (sites put forward for housing within the area).
- 8.5.4 Borough/Parish consultation meeting due to be held on 30th March 2017 at 5.30pm. Clerk and Colin Offer to attend; this meeting is mainly to discuss transfer of services from SBC and to ensure that all Parishes are treated the same.
- 8.5.5 Stanley Close outstanding drainage work. Louise Moore (SBC Enforcement) has contacted the Clerk stating that she needs a statement from Parish Council, along with a timeline, in relation to all correspondence with Taylor Wimpey. This needs to be submitted to SBC by 4th April 2017, with Clerk to meet to go through statement with her on 6th April 2017.

9. **FINANCE**

9.1 Financial Statement

The monthly statement was circulated. It was proposed by Colin Hayes and seconded by Roger Whitfield that "The Financial Statement be accepted, the payment of accounts be endorsed and the bills for payment be accepted and paid, for March 2017 endorsed and the transfers to cover March 2017 expenditure be approved."

9.2 Monthly Cash Flow Statement

The monthly cash flow statement was circulated. It was proposed by Colin Hayes and seconded by Mark Simpson that the statement be accepted.

10. **CORRESPONDENCE**

All other correspondence since the last meeting on 27th February 2017 was available at the meeting.

Meeting closed at 23.00

Date of next meeting Monday 24th April 2017