

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **28th July 2014** in Wanborough Village Hall, High Street, Wanborough at 19.30.

PRESENT: Mr G Sumner (Chairman), Mr C Offer (Vice-Chairman), Mr D Hayward, Mr C Hayes, Mr R Whitfield, Mrs D Stalker, Mr B Biggs, Mr A Bennett, Mr W J Smith

In Attendance Mrs A J Raymond (Clerk), 24 members of Public, 10 representatives of Ainscough Strategic Land.

- 1 Apologies: *Mr P Warensjo*
- 2 Declaration of interest: David Hayward and Colin Hayes declared a personal interest in item 7.2 as they own an allotment
3. Minutes: The minutes of the previous meeting held on 23rd June 2014 were circulated to all Parish Councillors. The minutes were signed by the Chairman as a true record.
4. Presentation from Ainscough Strategic Land in relation to their proposed plans at Lotmead Farm

Paul Martin (Managing Director of Ainscough Strategic Land) started off the presentation by providing details about the company and what they do. He stated that they are a privately-funded strategic land developer; he then followed on by explaining their vision statement for the proposed development.

Simon Chapman (Rapleys) provided details of their proposed sustainable development at Earls court and Lower Earls court. They are proposing to build 2,600 homes over both areas, along with a primary school, retail area, infrastructure, green corridors and green spaces.

The Highways representative for Ainscough Strategic Land confirmed that the proposals will include working with the Highways Agency to improve the M4 junction and A419. They also propose to make improvements to Oxford Road, new gateway junction, new link to Commonhead, A420 cycle link, rapid transit link and improve footpaths and public transport links. She confirmed that the first phase of 200 houses will be accessed from Wanborough Road and they will improve the current footways up to the junction. Any houses built in excess of 200 houses will have a new access onto the A420 and the access on to Wanborough Road will be for buses only. She also confirmed that SBC have recently gained some initial funding for infrastructure and this money can be used to bring forward some of the infrastructure improvements for the Eastern Villages site.

Maddie Davis (Peterborough Associates) provided details about what they are proposing to do in relation to flooding. She confirmed that there are three main watercourses within the proposed area: River Cole, Lyden Brook and Dorcan Brook, which connects to the River Cole. She confirmed that they are working closely with the Environment Agency (EA) and Swindon Borough Council (SBC) to carry out a flood risk assessment of the whole area to ensure they do not increase flood risk. They have identified a low point through the middle of the proposed development area, which floods from the Lyden Brook, where they plan to carry out some work on the far eastern side to allow for more capacity so that the flood water from the Lyden

Brook will flow along that section instead. She confirmed that these proposals have been agreed with the EA and they will continue to work with the EA to provide a sustainable drainage system on site to mitigate run off flood water.

The Ecology representative for Ainscough Strategic Land explained what base line habitat surveys they are currently carrying out; with the River Cole going through the site there is a large amount of wildlife. They plan to keep a considerable amount of the hedgerows along which, with all the proposed green corridors and green spaces, they feel there will not have a huge impact on the surrounding wildlife.

The Archaeology representative for Ainscough Strategic Land confirmed that there is a scheduled monument within the site which they plan to preserve and enhance; they will be working with the English Heritage on this. They are not planning to dig the area up, but instead make more people aware that it's there by providing more information to the public. They have also been carrying out some trial trenching and they have found further extensive remains. They confirmed that they plan to preserve these where they are and will not be building in these areas.

The Masterplan representative for Ainscough Strategic Land confirmed that the masterplan is in its early stage of consultation; there are 160 hectares of land within the site. Once they submit their outline planning application they will start to provide more detail within the plan and they will continue to consult with the public and Parish Council throughout these stages.

Robert Clarke (Rapleys) provided details about the benefits of this proposed development.

Sue Prycroft (Vox PR Company) provided details as to how they have promoted and advertised the public exhibitions.

Questions

A resident stated that there were a number of residents especially in The Marsh area that did not receive a leaflet through their door informing them about the exhibitions and were not aware that they were being held. She also stated that not all residents have access to the internet and it is important that these people are also considered.

Sue Prycroft confirmed that if people provide her with their contact details she will be happy to post hard copies of the proposals to them. She confirmed that during the two public exhibitions there were about 420 visitors and so far they have had 120 responses with responses still coming in. The next stage is a design workshop and stakeholders will again be invited to this event

Gary Sumner confirmed that one of the main concerns for Parish Council is the proposal for the phase 1 development of 200 homes with access from Wanborough Road, without providing any facilities such as a school. This is completely against everything in the Local Plan and SBC have always stated that there will be no development off the Wanborough Road, yet the proposal has now been put forward without any thought on how it will impact on Wanborough or Covingham.

Robert Clarke (Rapleys) confirmed that as part of a small phase 1 development there will be S106 money to make sure that there is sufficient provision of school places in other schools. The planning application process will establish what S106 contribution is required.

A resident stated that she had a meeting with SBC recently and they confirmed to her that the southern connector road is not going to happen for another 15 years.

The Highway representative confirmed that SBC have recently received confirmation of funding for infrastructure and this money can be used to bring in the infrastructure earlier for the Eastern Villages.

Gary Sumner confirmed his understanding that the funding which SBC have received is an initial amount that they will then use to produce a design scheme so that they can then put forward a business case for further funding.

A resident felt that the presentation was very poor and had not been rehearsed it, with no mention throughout the presentation of the impact on the existing communities. As they are presenting to a village that will neighbour this proposal he felt it was very poor not to consider the impact on Wanborough.

Paul Martin (Ainscough) confirmed that they have focussed their presentation on providing as much detail about the proposals as possible. They want to mitigate impact on the local communities which is why they attended the meeting and they will continue to work with stakeholders throughout the process.

Gary Sumner asked why the rush to develop; why not wait for all landowners (to submit their master plans) to obtain the necessary access onto the A420 and why not wait until the outcome of the EiP.

Paul Martin (Ainscough) confirmed that there have been other applicants that have already submitted applications at Rowborough. He also stated that the planning application process could take a number of months and in the meantime the outcome of the EiP will be known.

Rowborough is actually within Phase 1 of the Eastern Villages proposals within SBC's Local Plan, therefore Gary Sumner expected them to be first to submit their plans. The Highways Agency has also given them a 6 month delay due to infrastructure requirements.

Paul Martin (Ainscough) felt that Capita, who own majority of the land within the Eastern Villages, are significantly behind them in the planning process. They have other options such as compulsory land purchase in order to gain the necessary access on to the A420.

A question was raised about construction traffic for the proposed Phase 1, as there is currently a 7.5tonne weight limit along Merlin Way.

The Highways representative for Ainscough confirmed that they have discussed the 7.5tonne weight limit on Merlin Way with SBC and they have been told that it is a temporary order and it is still being reviewed.

Gary Sumner confirmed that there is a possibility that it will become permanent. *The Highway representative confirmed that if it becomes permanent they will request permission to allow for construction traffic.*

A resident stated that he attended the exhibition at Lotmead and received no direct answers to his questions; he felt that the plans were fundamentally flawed: not put in context, no thought given for Wanborough village, no idea how the construction traffic will reach the site. Compulsory purchase of land is not a straight forward process and extremely costly.

A resident stated that the 200 homes will bring an established pattern: when they leave the estate they will have two choices either to turn left and head down a nice straight roman road to the M4, or to turn right and have to go through Covingham onto the A419 (which gets extremely busy at peak times) and then onto the M4 – it is obvious which they will choose. The Wanborough Road is a “No through road – accept for access”. Swindon Borough Council promised no development on Wanborough Road and these proposals go against all of this.

Gary Sumner asked about the area they have allocated on their map for phase 1 – areas L & M. At a housing density of 40 per hectare, this would mean that more than 200 homes could be built on these two areas.

Paul Martin (Ainscough) confirmed that there will not be any more than 200 homes within areas L & M

Gary Sumner confirmed with him that this will mean that the density will be lower in these areas; *Peter Martin confirmed that that would be correct.*

Andrew Bennett asked what they are proposing to do if the outcome of the EiP is not what they want. There are three possible outcomes: Local Plan to be found “unsound”, “sound” or “sound subject to modifications”.

Peter Martin (Ainscough) confirmed that SBC are nearly certain that for the Eastern Villages the outcome will most likely be “sound with modifications”, so they feel they are in a good position to progress these plans.

Andrew Bennett felt that they should not be as certain about this as there were a number of late additions to the Local Plan, so it would be necessary to wait and see what the Inspector has to say.

A member of the public asked the Highway representative why she was not also using Oxford County Council’s highway assessment.

The Highways representative confirmed that she has been using all the information from SBC and the Highways Agency.

A member of the public asked what they are proposing to do in relation to water supply, as Thames Water have clearly stated that they can’t support the additional homes proposed for the Eastern Villages: It’s a complete showstopper.

David Clarke (Rapleys) advised that SBC have confirmed that they are working with Thames Water and they have a proposal in place with Thames Water which confirmed that they will be able to supply water. They are proposing to have an onsite sewage works, north of the site.

Gary Sumner confirmed that the Parish Council has been working with SBC for some time on the Local Plan and are not against development at the Eastern Villages; however what the Parish Council is not happy with is the early push of 200 homes onto Wanborough Road

David Clarke confirmed that they will assist delivery of the early phase looking at the cumulative effect offset by S106 money. He confirmed that they have had initial conversations with Covingham and Wanborough primary schools and they both currently have some capacity.

Gary Sumner asked when they are planning to start phase 2.

Paul Martin (Ainscough) confirmed that they estimate 3-5 years for phase 2; they will need access onto the A420 for phase 2.

Gary Sumner closed questions and answers at 9.15pm; members of the public and representatives from Ainscough left the meeting. Normal Parish Council meeting followed.

Meeting was adjourned for Public Questions

A member of the public advised that Network Rail have confirmed that they do not disapprove of the proposal at Acorn Bridge and they now have 4 out of 5 in line for the scheme. Gary Sumner asked who they have left to gain approval from; he confirmed that the landowner has still to approve the scheme.

A resident asked about the proposed plans next to the Church for a new community building. Gary Sumner confirmed that Parish Council are currently trying to purchase the Village Hall from Bristol Diocese. As part of the negotiations, Bill O'Connell (the Vicar) would like to provide an additional facility next to the church; to construct a small church hall so they are able to provide toilets and refreshments. There are no plans available at the moment, but when plans have been drawn up they will be subject to consultation. The resident stated that they currently have problems with anti social behaviour in the church car park area and he wanted it minuted that he raises concerns that any new building there will result in more problems. Parish Council confirmed that there is a gate at the entrance to the church car park that can be closed. The resident confirmed that they can close it but it cannot be locked, so obviously people can still get in and out. He also asked if the Scouts are proposing to use the new church hall. Gary Sumner confirmed that in order to make it easier to gain a grant the Scouts may use the facility but this is all in the very early stages and nothing has been planned yet.

5. Report from Ward Councillor
Nothing to report

6.1 To consider Planning Applications received:

S/LBC/14/1070 - Florence House, 17 Church Road (Southdown nursing home) - Erection of 5no. extensions, replacement UPVC entrance door and external and internal refurbishment. Parish Council discussed the application and raised concerns about the lack of car parking. Parish Council agreed that until this matter is addressed they cannot support any proposed extension to increase the number of rooms in the nursing home.

S/LBC/14/1186 & S/14/1085 – Horseshoe Cottage, 12 Church Road – Erection of a first floor rear extension. Parish Council discussed the application and raised no objection.

S/PRIORC/14/1110 – Hay Barn, Inlands Farm – Change of use of an agricultural building to one new dwelling. Parish Council discussed this application and objected to the proposed change of use as the hay barn is not a traditional barn; it has not got any sides to the barn and would be completely inappropriate to convert to a new dwelling. The area is also very prone to flooding.

S/14/0951 – Field Rise, Ham Road – Erection of dormer windows to front and rear, rear porch and rear extension to detached garage. Parish Council discussed the application and raised no objection.

S/OUT/14/0253 – Eastern Villages South, land at and to the south of A420 (Great Stall middle) – Revised plans. Parish Council agreed to submit their objections to the Clerk as soon as possible.

S/14/1088 – Land adjacent to Iydene, High Street – Erection of 1 no dwelling Parish Council discussed this application and although the proposal is outside the development boundary for Wanborough, the style of the proposed dwelling is in keeping with the other dwelling located nearby; it is also an infill between two dwellings. Parish Council therefore supported the application provided Swindon Borough Council's Highways department are happy that the sightlines for the entrance to the driveway is sufficient.

6.2 To notify the Schedule to the Permission/Consent received:
None

6.3 To notify the Schedule to the refusal received.
None

7 COMMITTEE AND REPRESENTATIVES

7.1 Hooper's Field and Recreation

7.1.1 Sub-committee meeting held on Monday 14th July 2014, minutes circulated to all councillors. Colin Offer confirmed that Gary Sumner will say a few words at Bill Suter's memorial event and opening of their new summerhouse. They discussed the proposal of planting a tree in memory of Huw Evans, this has been agreed, Cricket Club will put a new bench underneath and Parish Council will ask Lee to do all the prep work. The Open Day received some good feedback.

Colin Offer raised the issue of land swap with Andrew Bennett. Andrew Bennett confirmed that the land owned by SBC is separate from the Woodland Trust land and therefore SBC do not feel it would be appropriate. Gary Sumner asked if SBC have any other plans for this piece of land, Andrew Bennett confirmed that they don't but they do not want to part with it. Gary asked Andrew to provide Colin Offer with a contact at SBC so he can pursue the matter. *ACTION Andrew Bennett*

7.1.2 PAT testing is now complete

7.1.3 Annual inspection of play areas has been completed; reports have been circulated to all Councillors. Clerk has gone through Lower Rec inspection report with Lee Wells so that he can carry out the necessary repairs.

7.1.4 Clerk has contacted SBC in relation to moving the gate at the entrance to Lower Rec (Chapel Lane), they have confirmed that that section of the road is owned by SBC, Tim Price (SBC) has confirmed that they will inspect and confirm if they agree or not to move the gate.

7.2 Footpaths, Village Maintenance and Allotments

7.2.1 Sub-committee meeting held on Monday 21st July 2014. *ACTION Bob Biggs to circulate a copy of the minutes to all councillors.* This will then be discussed further at the next meeting

7.2.2 Second footpath walk has been organised for the 30th August at 2.30pm starting at Wanborough Village Hall, Clerk has put an article in Lyden, and posters on noticeboards. The first walk was very well attended.

7.2.3 Second round of allotment competition on Thursday 31st July. Bob Biggs to arrange for the trophies to be engraved and to notify the winners.

6.3 Wanborough Village Hall Management Committee

6.3.1 Wanborough Village Hall AGM held on Tuesday 1st July 2014. Roger Whitfield confirmed that Tessa Lanstein is now the new Chairperson, Sarah Ingram is Vice Chairperson. Contact details for the new secretary and treasurer to be forwarded to the Clerk.

6.4 Planning and Finance

6.4.1 Internal Audit has now been completed; they have signed the annual return confirming no issues. The Annual Return as now been sent to External Auditor.

7.4.2 S106 money for the storage shed at Lower Rec has finally been agreed by SBC and PC should be receiving £4,999 in the next couple of weeks

8. FINANCE**8.1 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, the petty cash expenditure for July 2014 endorsed and the transfers to cover July 2014 expenditure be approved."

8.2 Monthly Cash Flow Statement

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

9. OTHER**9.1 Transport**

9.1 The Merlin Way weight restriction temporary six-month order has now expired; Clerk e-mailed SBC and Cllr Heenan for an update and Cllr Heenan confirmed that nothing has been agreed yet. Julie Furneval (SBC) would like to discuss the TRO with Parish Council and has asked for availability week commencing 1st September. Parish Council agreed to meet with her on Thursday 4th September; Joe Smith, Andrew Bennett, Dave Hayward and Gary Sumner are all available to attend this meeting.

9.2 Grants

No requests received.

9.3 Flooding

9.3.1 Flood management meeting held on Thursday 10th July, minutes circulated to all councillors

9.4 Neighbourhood Plan

9.4.1 Neighbourhood Plan Open Meeting was held on Monday 7th July 2014. Per-Axel Warensjo has managed to gain a grant for £2,500 to cover some of the costs for producing a Neighbourhood Plan. Gary Sumner confirmed that the next sub committee meeting is due to be held in September.

10. CORRESPONDENCE

All correspondence since the last meeting on 23rd June 2014 was available at the meeting.

Meeting closed at 22.05

Date of next meeting Monday 1st September 2014