

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **Monday 28th November 2011** at Wanborough Village Hall, High Street, Wanborough at 19.30.

PRESENT: Mr G Sumner, Mr R Biggs, Mr D Hayward, Mr C Offer, Mr W J Smith, Mr B Suter, Mr R Whitfield.

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

1 Apologies: Mr A Bennett, Mrs S Daltrey, Mr C Hayes, Mrs K Pearson.

2. Declarations of Interest:

Mr D Hayward 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 W J Smith declared a personal interest in agenda item, 8.6 Eastern Villages Working Party. Mr W J Smith declared a prejudicial interest in Planning Application No.'s S/LDE/11/1613/DD & S/LDE/11/1615/DD, Agenda item 5.1 and left the Hall whilst these applications were discussed.

3. Minutes:

The minutes of the previous meeting held on 24th October 2011 had been circulated to all Parish Councillors.

Sarah Smith attended the meeting and confirmed that S/LDE/11/1613/DD & S/LDE/11/1615/DD are not planning applications but "Certificate of Lawful Development" (Existing) applications.

4. Report from Ward Councillor:

No update.

5. **PLANNING:**

5.1 To consider Planning Applications received:

S/11/1479/RM - Erection of a herd manager's house and farm office - Horpit Farm, Horpit, Wanborough, Swindon, SN4 0AT – No objections, the Clerk is to request to

the Planning Officer that that materials used are in keeping with the existing buildings in the area.

S/11/1515/ROBI - Installation of a below ground dirty water lagoon - Lotmead Farm, Wanborough Road, Swindon, SN4 0SN – No objections. Request that the Environmental agency inspect the site prior to any application being approved.

S/11/1451/CLMC - Change of use from grazing/agricultural land to residential garden (Class C3) - Erection of a fence - Land Adjoining 52 / 54 Church Road, Wanborough, Swindon, SN4 0BZ – No objections.

S/11/1622/RM - Erection of 1 no. dwelling and detached garage - Knowle House, 1 Ham Road, Wanborough, Swindon, SN4 0DF – The Parish Council do object to this application and the following comments will be submitted to Swindon Borough Council.

The site is in countryside and is very much within the Conservation Area. The proposed application is not well laid out or sympathetic to the local area; is to the detriment of surrounding dwellings.

The access to the site is near a busy junction and a dangerous section of road. There is a privacy impact and traffic implications for patients using the adjacent doctor's surgery. Furthermore, the development will generate an increase in traffic on what is already a very congested corner; this will lead to further parking problems.

The proposed development raises issues of in-filling, as this would significantly breach the development line of the accommodation above the surgery and the North and West view homes. This would be likely to lead to demands upon the whole back fill area to the limits of the main farm buildings at least – with greater future problems arising from traffic in particular and any demand for a new access road nearer to the Croft along Church Road.

The Parish has commissioned a Surface Flood Risk Analysis of the village which has now been completed and strongly identifies flooding in Lower Wanborough as a result of inappropriate development in Upper Wanborough over many years, allowed by the Borough which has failed to take into account adequate means of dispersing rainwater to the wider area and in each case exacerbates flooding to homes below.

S/LDE/11/1613/DD – Certificate of lawfulness for the existing use of land for open storage (Class B8) – The Gun Pits, Redlands Farm, Wanborough Road, Swindon, SN4 0AA - No objections, use has been in existence for over 10 years.

S/LDE/11/1615/DD – Certificate of lawful development (Existing) for the use of land for open storage (Class B8) – Land at Redlands Farm, Wanborough Road, Swindon, SN4 0AA – No objections, use has been in existence for over 10 years.

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

S/11/1361/ROBI – Erection of a single storey rear extension – Borrowdale, Kite Hill, Wanborough, SN4 0AW

S/11/1372/CLMC – Erection of 2 no. dormer windows to front and 3 no. dormer windows to rear and ground floor rear/side extension – Pebblestones, Orchard Close, Wanborough, Swindon, SN4 0AN.

5.3 To notify the Schedule to the refusal received:

S/11/1390/RM – Replacement of a workshop/store building – Land at Callas Hill, Wanborough, SN4 0AH

S/11/1335/ROBI – Erection of a detached triple garage – Beacon Down House, Ham Road, SN4 0HH (**Appeal has been made to Planning Inspectorate**).

6. **COMMITTEE AND REPRESENTATIVES:**

6.1 Hooper's Field and Recreation:

Gary Sumner informed the Parish Council that the Cricket Club have applied for a grant in respect of the new nets they would like to buy. If they secure a grant, they are hoping that it will cover half of the costs; the other half will be a loan or contribution from another party. The Village Lengthsman has given a quote in order to build a cover for the cricket club roller during the winter months. The Parish Council thought that the costs were too high and have suggested that something more basic, like a heavy duty cover is put in place. The Clerk is going to speak to the Village Lengthsman and the Cricket Club about this.

Colin Offer is hoping that the survey/plans in respect of the MUGA will be completed by Brunel Surveys soon. Colin and Gary Sumner will then meet with Swindon Borough Council in order to discuss the drawings and options in further detail.

An Energy Inspector is going to carry out an Inspection of Hooper's Field. Gary Sumner has the contact details for this and the Clerk will arrange this.

6.2 Footpaths, Village Maintenance and Allotments:

The revised drawings for the Traffic Management Scheme were approved by the Parish Council. The only change to be requested is that the Buffer Zone on the Wanborough Road is moved further back; before the entrance to Foxbridge Farm.

Bob Biggs confirmed that there is no increase to the allotment budget for 2012/2013; an inflation increase will be allowed for.

Mr Drury, Headteacher at Wanborough Primary School has confirmed that the

Parish Council can have the play equipment which is currently at the School. The Village Lengthsman is going to remove this in the Christmas holidays. The Parish Council will make £100.00 donation to the School as a thank-you for the equipment. The Clerk is to ask Allbuild to provide an alternative quote for a new play area at Church Meadow. The play equipment from the School as well as other new pieces of equipment would be incorporated into the final design.

6.3 Wanborough Village Hall Management Committee:

The Clerk has requested the accounts for 2010/2011 from the Chairman of the Village Hall Management Committee; they need to be submitted online before the end of the year. The Clerk will send a formal letter requesting these stating it is a legal requirement and there will be a financial penalty to Village Hall Management Committee if they are not submitted on time.

The Treasurer's report indicated that the Village Hall finances are in a good state.

More storage space is required at the Village Hall as due to the Vicar departing there is a need to find somewhere to store the scout's marquees.

The Chairman has given permission to Colin Hayes to refresh the church car park garden with a number of new plants and install the planters (one either side of the path leading to the Rec from the car park and the other by the gate into the Rec). Total cost of this will be £100.00.

6.4 Planning and Finance:

Nothing to report.

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 Mr B Suter 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 November 2011 be endorsed and the transfers to cover November 2011 expenditure be approved."

7.2 Monthly Cash Flow Statement:

The monthly cash flow statement was circulated. It was proposed by Mr B Suter and seconded by Mr R Whitfield that the Statement be accepted. The Parish Council would like the budgeted figures for Hooper's Field detailed on the cash flow.

7.3 Half year accounts to 30th September 2011:

These were e-mailed to the Parish Council at the beginning of November. They were approved and signed off by the Chairman at this meeting.

8. OTHERS

Village Lengthsman, increase in hours:

The Chairman confirmed that the grass cutting contract was not reviewed in September 2010 or September 2011. It has now been reviewed and inflationary increases will be applied for each year. The Village Lengthsman who has a separate contract for the grass cutting will receive this back pay in his December wages.

The Village Lengthsman is employed to work 10 hours per week on Village Maintenance, but he is exceeding these hours. Based on his current task list, it was agreed that an extra 3 hours per week should be factored into the budget for 2012/2013. This will be discussed in further detail at the Precept meeting on Monday 5th December 2011. A further review will be carried out after 6 months of doing the increased hours.

8.1 Transport:

Bob Biggs is liaising with Thamesdown Transport about providing a Christmas bus for shoppers, to from the Town Centre/Greenbridge.

8.2 Wiltshire Association of Local Councils:

Nothing to report.

8.3 Governance:

Nothing to report.

8.4 Grants:

Nothing to report.

8.5 Flooding:

A flood management meeting took place on 10th November 2011. Many of the action points from the July meeting were followed up, Swindon Borough Council have provided a great deal of support and have done a lot of work around the village since the initial meeting in July. The Environment Agency have also been very helpful. Further details about the flooding meetings can be found on the Parish Council website.

8.6 Eastern Villages Working Party:

The next meeting has been arranged for Tuesday 13th December. Employment and Education will be discussed at this meeting. Updates following each meeting are provided in the Lyden magazine. The Core Strategy is likely to be issued by the middle part of next year; there will be a public consultation prior to this.

8.7 Local Government Boundary Commission:

No update.

8.8 Standing Orders:

Following instructions at the last Parish Council meeting, the Standing Orders have been updated and e-mailed to all members. All amendments are detailed in the October 2011 minutes.

8.9 Newsletter: The next Parish Council newsletter will be published early in 2012. All articles will be submitted by the following individuals by 5th January 2012:

Update from the Chairman – Gary Sumner

Eastern Villages and Flooding – Gary Sumner

Hooper's Field update - Colin Offer

Village Hall update – Colin Hayes

New Allotments – Bob Biggs

Village Gateways – Gary Sumner

8.10 Meeting dates for 2012:

These were e-mailed to the Parish Council and they confirmed receipt.

9. **CORRESPONDENCE:**

ITEM 3 – Code of conduct training session by Stephen Taylor on 5th January 2012. Sue Daltrey has confirmed she will attend.

ITEM 14 – Adoption of Residential Extensions and Alterations Supplementary Planning Document – Swindon Borough Council.

ITEM 15 – Letter from Ashley Border of Springlines, regarding the possible proposed development of the field above Stanley Close.

The meeting closed at 20.55.

Date of next meeting is Monday 19th December 2011, 7.30pm at Wanborough Village Hall.