

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **2nd September 2013** in Wanborough Village Hall, High Street, Wanborough at 19.30.

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

In Attendance Mrs A J Raymond (Clerk) and 12 members of Public

1. Apologies: Mr A Bennett, Mr C Hayes, Mr W Suter
2. Declaration of interest: Mr David Hayward declared a personal interest in item 7.2 as they both own an allotment. Mr Joe Smith declared a prejudicial interest on item 7.4.1 as he owns land within the proposed eastern development area. Mr David Hayward and Mr Per-Axel Warensjo declared a prejudicial interest on planning application at 2 Yonder Way as they are neighbours. Mrs Donna Stalker declared a prejudicial interest on planning application at 12 Burycroft as she lives in a neighbouring property.
3. Minutes: The minutes of the previous meeting held on 22nd July 2013 were circulated to all Parish Councillors. The minutes were signed by the Chairman as a true record.
4. RPS: Presentation of plans for a business and logistics park east of A419 and south of the A420.
 RPS displayed a plan to Parish Council of the proposed site where they will be submitting outline plans to SBC for a business and logistics park. They stated that the site is about 40 hectares of which 26 hectares will be built on. The reason they are submitting their plans before SBC Local Plan 2026 has been fully agreed is because they feel there is a significant demand in Swindon for more business sites.
 Parish Council asked if they have a company already in mind that is looking to move onto this site. RPS confirmed that there is no one actually confirmed, but once there is outline permission for this site they are confident they will find a company who is interested in the site.
 Parish Council stated that the traffic on the A420 is already at its full capacity which has been highlighted in the "Hindhaugh Transport Assessment". RPS confirmed that they will be carrying out their own transport assessment. Parish Council asked if this assessment will be carried out before the application is submitted, they confirmed that it would be done afterwards.
 RPS confirmed that they will be submitting their plans to Swindon Borough Council at the beginning of October 2013.

Meeting was adjourned for Public Questions

A resident stated that she had just attended the Swindon Borough Council's (SBC) meeting at Hooper's Field in relation to the Local Plan 2026 draft Eastern Villages SPD and stated that one of the representatives from SBC confirmed that the owner

of Redlands Farm had asked SBC to include the Redlands site within the Eastern Development Area.

Mr Gary Sumner replied stating that public questions should only be directed to the Council as a whole and not an individual Councillor. He confirmed that Parish Council will continue to object to Redlands being included within the Eastern Development Area, as to why Redlands was included at such a late stage by SBC this has never been confirmed but this will probably be revealed during the "Examination in Public"(EiP) that is due to take place in November/December 2013.

A resident felt that due to the way SBC have left so much uncertainty around the number of dwellings proposed at Redlands, she felt that the owners of Redlands are unjustly targeted and people also need to remember that they are not the only owners of the land at Redlands.

A resident raised concerns about flooding issues along The Marsh, she mentioned the issue at Ashford Homes where the SBC allowed the standard of drainage to be changed, and she also raised concerns about continuity as there now seems to be another group of residents who have started a separate meeting to Parish Council to discuss flooding. Mr Gary Sumner explained what Parish Council have been doing to prevent flooding in the village, he confirmed that he had spoken to the resident in relation to the other flood meeting and it is hoped they will join Parish Council for their meeting. The resident stated that our local MP Robert Buckland should also be included in Parish Council's flood meetings.

A resident who lives close Ducksbridge, The Marsh provided Parish Council with photos of the culverts in The Marsh that are husband clears on a regular basis in order to prevent flooding. She raised concerns with the proposed development at Duckbridge and the problems with flooding in The Marsh. Mr Gary Sumner confirmed the PC will be looking at the plans for Duckbridge later and confirmed that they will look at this culvert at their next flood meeting which is due to take place on either 19th or 26th September. Resident asked how they could find out when the meeting will be held, Gary Sumner confirmed that they would put details on the Parish web site.

5. Report from Ward Councillor

No report

A resident asked if the Ward Councillor had given a written report instead as he was unable to attend this meeting. Mr Gary Sumner confirmed that he had not.

6.1 To consider Planning Applications received:

S/13/1119KICO – 58 Church Road – Erection of single storey side and rear extensions to include garage, raising the ridge height and 3 no. dormer windows.

Parish Council considered this application and strongly object to the proposed plans for the following reasons:-

- The proposed extensions to the dwelling will clearly be seen from The Marsh direction, it is a large three storey dwelling that will have a huge visual impact on the surrounding area.
- Parish Council object to the ridge height for the proposed dwelling being raised, this will increase the visual impact on the area;

- The design of the dwelling does not fit in with the surrounding area. This dwelling could have been designed in a way to ensure that it fits into the rural feeling of the surrounding area, this clearly has not been done and as a result the visual impact of this dwelling will impact on neighbours and the Upper Wanborough Conservation area, there are no other dwellings of this size in the surrounding area.

S/13/1006HECO – 22 Church Road – Demolition of existing conservatory and construction of single storey side extension. Parish Council considered this application and wished to raise no objection.

S/13/1055SASM – 18 The Beanlands – Erection of first floor side extension. Parish Council considered this application and raised no objection.

S/13/1014RM – Ducksbridge, 12 Burycroft – Demolition of the caravan site and erection of 4 no. dwellings (*Mrs Donna Stalker left the meeting while these plans were discussed*)

- Letters of objection received from Robert & Catherine Inskip, Farncombe, The Marsh and Mrs Christine Hinton, Wansdyke, The Marsh. Their main concerns are:-
 - Flooding
 - Size of the proposed dwelling, especially the three storey
 - Site is not a brownfield site, no development should be allowed in open countryside
 - Increase in traffic along The Marsh/Burycroft

Parish Council considered this application and strongly object to the proposed plans. Parish Council request that a qualified Hydrologist carries out a full assessment of this site, as this area is very prone to flooding. Parish Council would like to see this assessment first so that Carl Collins (Parish Council's flood expert) can review the report. Until this assessment is carried out Parish Council object strongly to any new dwellings being built on this site. Parish Council also strongly object to the two dwellings that are 2 1/2 stories high, to fit into the surrounding area the proposed dwellings should be a maximum of two storey.

S/13/1226 – 2 Yonder Way - Erection of single storey front, side and rear extensions, and extension to garage. (*Mr Dave Hayward and Mr Per-Axel Warensjo left the meeting while these plans were discussed*).

Letter received from Mr & Mrs Shepherd, 4 Yonder Way, e-mails received from Mr & Mrs Warensjo, Slate Meadow and Dave Hayward 1 Yonder Way raising objections to this application.

Parish Council considered this application and provided the following concerns are address Parish Council raise no objection:-

- Materials used in the extension are in keeping with the existing dwelling;
- That necessary steps are taken to ensure that the extension does not cause any additional flooding problems within the area;
- That SBC check that the land next to the proposed garage actually belongs to the owners of 2 Yonder Way as Parish Council thought this belonged to SBC

- 6.2 To notify the Schedule to the Permission/Consent received
S/13/0706KICO – 6 Burycroft – Erection of a two storey and single storey rear extensions;
S/12/1696RO – Hillside Farm – Erection of 1no. agricultural workers dwelling and agricultural building;
S/13/0710RO – 1 Springlines – Erection of a first floor side extension;
S/13/0829RM – PGL Liddington - Erection of a single storey dining room extension and associated works
- 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 Play and Leisure have provided Parish Council with plans and quote for a new play area at Church Meadow. Clerk confirmed that this is the third quote received the other two were from Wickstead and Sutcliffe Play. Parish Council agreed to show the plans to the Wanborough Primary School children to see which one they prefer before making a final decision at the next meeting.
- 7.1.2 Next Hooper's Field meeting will be held on Monday 16th September 2013.
- 7.1.3 Mr Colin Offer confirmed that he had a very successful meeting with the Woodland Trust, to discuss the possibility of a MUGA. He confirmed that there are possibilities for a MUGA linking in with SBC and Eastern development.
- 7.2 Footpaths, Village Maintenance and Allotments
- 7.2.1 The allotments annual meeting is due to be held on Monday 16th September 2013 at Wanborough Village Hall.
- 7.2.2 Footpath next to bus stop on Rotten Row. After several e-mails to SBC it has now been confirmed that the kerb has been adopted by SBC and is not owned by the house. They are unable to ask the developer to pay for a "drop" kerb and extension to the footpath but a request has been made to SBC's Locality to see if there is any funding available within this budget; if there isn't Parish Council may need to consider funding it. Parish Council agreed that this needs to be followed up with SBC on a regular basis to ensure something is done.
- 7.2.3 SBC has confirmed that it is possible to transfer ownership of the grass areas around the village (e.g Rodway Open Space) that are currently maintained by SBC, but there will be no funding to go with it. Parish Council agreed to gain an estimate from Lee Wells (Lengthsman) on the likely cost to add Rodway Open Space and other areas around Wanborough to the grass cutting contract.
- 7.3 Wanborough Village Hall Management Committee
- 7.3.1 Update on refurbishment – Work that has been done so far - Toilets, flooring in toilet area, new boxing-in around main hall and radiator covers, decoration is in progress. The sanding and sealing of the main hall floor has been

postponed and will be discussed at their next meeting. Parish Council agreed that the work that had been done looked very good.

Mr Roger Whitfield asked for clarification on the capital funding for the village hall. It was confirmed that £1,000 of this year's capital budget has been agreed to be given for the recent refurbishment, the remaining £1,000 in the budget can be used for any future projects put forward by the Village Hall Committee, this could include the sanding and sealing for the main hall floor. The £1,000 balance in the budget will remain for the Village Hall even if it's not spent in this financial year it will be carried over.

7.4 Planning and Finance

7.4.1 *(Mr Joe Smith left the meeting while this item was discussed)*. The consultation of SBC's Draft Eastern Villages SPD ends on 16th September 2013. Mr Gary Sumner confirmed that Tim Comyn (Planning Barrister) has agreed to compile Parish Council's response to the Eastern Villages SPD. Parish Council agreed that Tim Comyn's letter would be circulated to all councillors for agreement before being sent to SBC.

SBC received a letter from Ian Kemp (Programme Manager Planning Inquiry) in relation to the Planning Inspector's initial concerns with SBC's Local Plan 2026, this has been circulated to all councillors.

7.4.2 Developer at Hewers Close (new development on High Street) met with Clerk to discuss whether there is a need for a crossing point on the High Street. Three options discussed and Parish Council need to decide what they would prefer. After a discussion it was decided to ask the developer to put a crossing point to the north of Hewers Close development this will then mean people can walk from Hewers Close to the allotments, Horpit and Burycroft.

7.4.3 SBC has asked Parish Council for ideas for a name for the new road on the Stanley Close housing development. After a discussion Parish Council agreed on "Adams Meadow" this would be named after Marjorie Adams.

7.4.4 The owners of the former Black Horse pub have asked if anyone can remember the pub being called anything else as they have been told they can't name their house "Black Horse" so they need ideas for a new name. Mr Colin Offer said he would try and find this out and confirm.

8. **FINANCE**

8.1 Financial Statement

The monthly statement was circulated. It was proposed by Mr Colin Offer and seconded by Mr Per-Axel Warensjo 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 August 2013 endorsed and the transfers to cover August 2013 expenditure be approved."

8.2 Monthly Cash Flow Statement

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

9. OTHER

9.1 Transport

- 9.1.1 E-mail received from a resident in Springlines, asking if Parish Council would consider supporting a proposal for a speed limit along Pack Hill. Parish Council agreed to contact SBC to see if this is possible, however in the view that there are no houses along this stretch of road it is unlikely that SBC will support it.
- 9.1.2 SBC's has submitted a proposal for a weight restriction of 7.5 tonnes along Merlin Way. After a discussion Parish Council agreed to write a letter of objection to SBC stating the proposal will force larger vehicles off a road that is more fit for the purpose onto roads that are considerably smaller such as Kingfisher Drive. It will also force traffic onto Pack Hill and The Marsh, roads that are far more narrower than Merlin Way.

9.2 Grants

- 9.2.1 Mr Perry has thanked Parish Council for the grant towards the cost of producing the Lyden. Church has also thanked Parish Council for their grant recently received.

9.3 Flooding

- 9.3.1 Clerk is currently arranging the next flood meeting for either Thursday 19th or 26th September 2013. At the moment still waiting replies from Thames Water & SBC. Once this meeting has been organised details will be available on the Parish web site

9.4 SBC's Local Plan 2026 – EiP

- 9.4.1 Mr Gary Sumner confirmed that Mr Tom Comyn (Planning Barrister) has agreed to help Wanborough Parish Council at the Local Plan EiP, he confirmed his costs will be only £10. After discussion Parish Council agreed to appoint Mr Tom Comyn.

9.5 Neighbourhood Plan

- 9.5.1 Parish Council agreed to hold the next Neighbourhood meeting in early October, Mr Per-Axel Warensjo agreed to provide Clerk with possible dates.

9.6 Wanborough Post Office

- 9.6.1 Mr Gary Sumner confirmed that he has a meeting with a representative from the Post Office to discuss whether it is possible to transfer the Post Office to another owner. This will be discussed further at the next meeting.

10. CORRESPONDENCE

- 10.1 All correspondence listed on Clerks notes was available at the meeting.

Meeting closed at 22.05

Date of next meeting Monday 23rd September 2013