

Wanborough Parish Council

Minutes of the meeting of Wanborough Parish Council held on 3rd September 2018 in Wanborough Village Hall, High Street, Wanborough at 19.30.

PRESENT: Mr Bob Biggs (Chairperson), Mr Roger Whitfield (Vice-Chairperson), Mr Mark Simpson, Mr James Naylor, Mr David Hayward, Mr Colin Hayes, Mrs Donna Stalker, Mr John Emmins, Mr Joe Smith and Mr Jon Beeden

In Attendance: Mrs A J Raymond (Clerk), Mr Gary Sumner (Ward Councillor), 16 members of public.

1. Apologies: Mr Colin Offer
2. By Election Results
Bob Biggs welcomed Jon Beeden to the Council, who was recently elected in the By Election. Jon Beeden duly signed the Declaration of Acceptance of Office.
3. Declaration of interest:
David Hayward and Colin Hayes declared an interest in item 9.4 as they each rent an allotment. Joe Smith declared an interest on item 9.6.3 as he owns land within the NEV.
4. Minutes:
Resolved the minutes of the full council meeting held on 23rd July 2018 were approved and signed by the Chairperson as a true record.
5. Report from Ward Councillor
(Bob Biggs confirmed that he will bring forward the Ward Councillor's report prior to public questions so that residents can raise questions in relation to Wasdell Properties development proposal at Inlands Farm)
Gary Sumner confirmed that he had received a number of concerns from residents in relation to the notification they had received from Wasdell Properties for a Science Park at Inlands Farm, The Marsh. Gary Sumner confirmed his objections:-
 - Wasdell Pharmaceuticals are currently based on the other side of Swindon and are looking to move; they are primarily a packaging company
 - It is not a Science Park; they are planning large industrial units, phase 1 will be a 49,000 sq m unit.
 - The site has not been allocated within SBC's Local Plan, there is no infrastructure, or services to this site.
 - The site is partly within the area of non-coalescence, next to the AONB and will have a significant impact on Wanborough and surrounding area.
 - The public consultation is a PR event; it is misleading and they will use the argument that there will be a loss of jobs if they can't move to this site.
 Residents raised a number of questions in relation to what they can do to object to this and what will happen next.
Gary Sumner encouraged residents to attend the consultation event on 5th September 2018, to ask difficult questions and make it clear that they are strongly against this proposal.
A resident stated that SBC have known about this for the past two years. The Southern Connector Road (SCR) opens up/lends itself to a possible 4th exit on the roundabout. S106 money from the development would be beneficial for SBC. SBC are currently reviewing the Local Plan and therefore what reassurances are there that SBC will support the Parish in their objections.
Gary Sumner confirmed that SBC do not support this proposal.
Colin Hayes confirmed that previously this site has been brought forward for solar panels but the application was withdrawn.
A resident raised a question in relation to the planning application for an Environmental Impact Assessment. Gary Sumner confirmed that this is a legal requirement that the applicant has to complete this assessment as part of the planning process; the document is available to view on SBC's website.

Colin Hayes asked Gary Sumner if he can provide a timetable for the SHELAA (Strategic Housing Economic Land Availability Assessment). Gary Sumner confirmed that the information is due to be released on SBC's website at the end of September, with a 6 week consultation in January 2019. He confirmed that Ward Councillors are currently being consulted and then information will be available for Parish Councils at the end of September. Bob Biggs confirmed that Parish Council would prefer a separate meeting from the normal Parish Council meeting to be held to present this information to residents. A discussion took place and it was agreed to wait for SBC to provide details on the dates as to when this information will be available. Gary Sumner to check with SBC whether he is able to provide information early, at the meeting on 24th September, but otherwise it will have to be a meeting at a later date.

Bob Biggs stated that Parish Council have objected to the planning application for a new dwelling in the garden of 2 The Hedges. However SBC have replied stating that they are minded to grant permission. Parish Council have the option to request that the application be considered at Planning Committee and therefore Bob Biggs asked Gary Sumner whether he felt this would be a good idea. Gary Sumner confirmed that he has spoken to the Planning Officer about this application and feels that there are no grounds for objection; they have provided sufficient parking space, a significant planning reason to object to the application, and therefore did not feel it was worth requesting the application to be considered at Planning Committee.

Bob Biggs confirmed that Parish Council have requested a meeting with SBC Highways to discuss the parking problems around the village, especially along Church Road, which was also raised by a resident at the last meeting. SBC Highways have replied stating that any such meeting will need to be arranged through the Ward Councillor. Bob Biggs asked Gary Sumner if he could therefore arrange a meeting so this matter could be discussed. Gary Sumner confirmed that he can arrange this but advised that he had already had a meeting to discuss the matter with SBC Highways but certain things have already been rejected. Gary Sumner stated that it would be better to know exactly what Parish Council would like to do first before arranging a meeting. After a discussion it was agreed that Parish Council would forward a proposal to Gary Sumner so that a meeting could be arranged.

Meeting was adjourned for Public Questions

Bob Biggs stated that in view of the time taken to discuss the proposed Science Park at Inlands Farm there was not much time for public questions.

A resident stated that, having listened to a number of items raised at the meeting, she was concerned that an elected body such as a Parish Council cannot arrange a meeting with SBC officers without having to go through the Ward Councillor. She felt that this causes a blockage/gating system which is very concerning and she would be raising this concern directly to SBC. Clerk confirmed that in general most departments at SBC are very willing to meet with Parish Council and it only seemed to be an issue with SBC Highways department.

A resident asked if Parish Council could bring forward their discussion on the proposed Science Park so that residents could hear Parish Council's views on the matter. Bob Biggs confirmed that Parish Council feel that this proposal is a non-starter; it's in the wrong place, there's no infrastructure, the area floods and he therefore confirmed that Parish Council would be objecting.

A resident asked if Parish Council can ensure they include in their objections that "rat running" will be worse in The Marsh / Burycroft and all around the village if this proposal goes ahead.

After a discussion Parish Council agreed to provide details on the Parish website the following day (4th September 2018) providing residents with details of their objections, details of the consultation and what they need to do.

Gary Sumner left the meeting 8.30pm

6. Planning

6.1 To consider Planning Applications received:

S/18/1233 – Land to the rear of 2 The Hedges – Erection of 1 no dwelling, garages and associated works

Resolved: Parish Council have already objected to the application, however in light of what Gary Sumner stated they decided not to request the application be considered at SBC's Planning Committee.

S/HOU/18/1378 – 48 Church Road – Erection of a single storey rear extension and replacement porch

Resolved: Parish Council agreed to object to the proposed design of the building as it isn't in keeping with an historic building of interest within the Upper Wanborough Conservation Area.

S/LDP/18/1349 – Certificate of Lawfulness (proposed) – 1 Hewers Close – Installation of 3 no roof lights

No action required, this is just for information.

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

None

6.3 To notify the Schedule of Planning Applications withdrawn:

S/HOU/18/1083 – 10 Hewers Close - Erection of a two/ single storey rear extension

7. To review and discuss Parish Council's Action Points

It was agreed that the Clerk would e-mail Parish Councillors highways' recommendations prior to sending on to the Ward Councillor

8. To receive Clerk's Report

Clerk's report was circulated to all councillors and a copy can be viewed in the appendix to the minutes.

9. Committee and Representatives

9.1 Hooper's Field and Recreation

Bowls Club maintenance of bowling green proposal. Bob Biggs confirmed that Colin Offer was going to provide a verbal report on this, however as he has sent his apologies it was agreed to move this agenda item to the next meeting on 24th September 2018.

9.2 Hooper's Field Project

9.2.1 To ratify the minutes of the committee meeting held on 25th July 2018. A number of Parish Councillors confirmed that they had not received these minutes, therefore agreed to ratify at the next meeting.

9.2.2 John Emmins provided a verbal update on the recommendation of improvements needed at Hooper's Field. After a discussion a resident at the meeting agreed to join the committee; Clerk to forward contact details to John Emmins.

Resolved: Hooper's Field project committee to put together a tender specification for a project manager.

9.3 Footpaths and Village Maintenance

9.3.1 **Resolved:** The minutes of the Footpaths and Village Maintenance meeting held on 13th August 2018 were unanimously agreed.

9.3.2 Quote to carry out footpath shrubbery clearance

Resolved: Parish Council agreed the quote for £260 to clear shrubbery from footpaths.

9.4 Allotments

Bob Biggs confirmed that the annual meeting is due to be held on 17th September 2018.

9.5 Wanborough Village Hall Management Committee

Nothing to report

9.6 Planning and Finance

9.6.1 Insurance quotes: Clerk confirmed that she has currently received three quotes, but another Parish Council had recommended another company, so a further quote is being gained. Clerk suggested deferring this matter to the next meeting when this quote has been gained; Parish Council agreed.

9.6.2 Wasdell Properties Science Park consultation to be held on 5th September 2018. This item was discussed earlier in the meeting.

Resolved: Parish Council to strongly object to the proposal; Clerk to put together a report to be added to the Parish website for residents by 4th September 2018, prior to the consultation event on 5th September 2018.

9.6.3 *(Joe Smith left the meeting while this item was discussed)*

Colin Hayes, Bob Biggs and Mark Simpson attended SBC's NEV Liaison meeting on 3rd September 2018. Mark Simpson read out a report highlighting the main points from the meeting (included in the appendix to the minutes).

9.7 Woodland Trust – Warneage Wood

9.7.1 Woodland Trust 5 Year Management Plan; comments are due by the 17th September 2018. David Hayward confirmed that the management plan now includes all areas, so it is necessary to separate out those parts relating to Warneage Wood. He stated that there is no mention of the maintenance of the ditches which he feels should be included. A resident also highlighted that the document states that the building near Burycroft could be removed unless the Woodland Trust can get anyone to take it on.

10. Newsletter

10.1 Articles for the newsletter to be sent to the Clerk by 14th September 2018.

11. Finance

11.1 Payment Schedule for August 2018

Colin Hayes proposed and Mark Simpson seconded; Parish Council unanimously approved the payment schedule for August 2018.

12. Correspondence

A list of all other correspondence received since the last meeting on 23rd July 2018 was read out by the Chairperson and was available at the meeting.

Meeting closed at 21.50

Date of next meeting: Monday 24th September 2018

Wanborough Parish Council**Action Points**

PC meeting and minute no	Action	Owner	Status	Date completed
July 18 9.3.1	To review parking problems around the village for further discussion	All Councillors	To add as agenda item for meeting 24 th Sept	
July 18 9.3.1	To request SBC Highways to carry out a review of parking in the village	Clerk	E-mail sent to SBC Highways requesting a meeting	

CLERK'S NOTES

To 3rd September 2018

1. Hooper's field
 - a. Driveway repairs are now complete, the car park nearest to bowls green has lifted due to dry weather, Clerk has arranged for a strip to be removed but at the moment there is not room to put them back in;
 - b. Sports field, 2 tonne of top soil ordered and larger cracks in sports field filled at a cost of £320.
 - c. Football dugouts will be repaired at a cost of £130
2. Lower Rec and Church Meadow
 - a. Lengthsman has filled some on the main cracks at LR with top soil
3. Footpaths and Village Maintenance
 - a. SBC have sent notification the footpath 44 modification order has now been submitted to Secretary of State.
 - b. Lengthsman is on holiday for two weeks w/c 3rd & 10th Sept
 - c. The last footpath walk for this year is due to be held on Sunday 2nd Sept at 11am, Clerk will recommence in the Spring.
4. Allotments
 - a. Allotment Annual meeting is due to be held on Monday 17th September 2018
 - b. All allotment invoices with a notification of meeting have been sent out.
5. Village Hall
6. Planning and Finance:
 - a. SBC's SHELAA is due out on consultation in mid September.
 - b. SBC's NEV Liaison meeting due to be held today (3rd September)

Correspondence

1. SBC Member's Bulletin
2. WALC Newsletter
3. SBC Highway news
4. NALC Newsletter
5. Community Speedwatch, couple of sessions carried out, updates and newsletter
6. A couple of residents e-mailed Parish Council asking why surveys are being carried out on the land next to the School – Clerk has replied confirming that it's in relation to SBC's SHELAA
7. SBC's agenda for cabinet meeting on 5th September 2018

Ridgeway Liason Group Meeting 3rd September 2018

General Planning Update

North of A420

South Marston / Rowborough

SBC currently working on the S106 Agreement, Conditions and Reserved Matters, when these are resolved outline planning permission will be issued, expected Oct/Nov '18

South Marston Hotel

Application received for 70 dwellings, according to SBC Policy of these 20% should be "affordable homes", but only 5 are included in the application. Developers argue that at 20% the development is not financially viable.

South of A420

Great Stall East

No change to the fundamental issues with the Planning Application, ie transport, drainage, air quality remain unaddressed. Current planning extension runs to end of October, at this point a further extension can be granted, or the application will expire

Symmetry Park

Certificate of Lawfulness applied for by Developers to change the roads from public to private use. Originally these roads were intended as strategic (through) roads for the NEV. This matter has now been referred to a Public Enquiry, outcome likely in next c. 12 months

Great Stall West District Centre

The facility will feature commercial, residential, community facilities and a Doctor's surgery. The design brief is on-going

Lotmead

SBC expecting a revised Application, the Inspector's report had detailed comments and identified specific requirements, so hopefully the application will address these.

Redlands

SBC currently working on Conditions, and wording of S106. Redlands itself, at 370 dwellings, will not have its own Sports Hub, but may share one with Fox Bridge. Areas of denser population like Rowborough, Great Stall East and Lot Mead will be large enough justify their own.

Redlands Sports Hub S106 contribution will become due midway through the build, so assuming construction commences late 2019, could be 2021/2.

In relation to the use of NEV S106 money, to secure funding to improve an existing "Sports Hub", the improvements must be directly linked to the sport, ie changing rooms for football. They could not be applied to hall expansion, or enlarged kitchen.

Monies cannot be used to renovate/ improve an existing pitch, it would need to be a new facility.

Kimberly will discuss with David James, who was involved with proposals for the sports facilities and feedback to us.

Infrastructure

Junction 15 improvements, delivery early 2020, outline budget was £8.7m, detailed budget now £8m, with a worst case of £10m.

By contrast the M5 Jn11 and associated A417 improvements, which will increase traffic flows through Jn 15, has a £200m budget

Traffic flow modelling of Jn 15 continues, with a focus on the lane requirements from the junction south towards Marlborough.

SCR is expected for delivery Q2/3 2021

Other matters

Only 1/12 hrs was allocated for the meeting and the meeting room had been booked, so the meeting ended without all Agenda items covered. Kimberly Corps said she would send an update to Angela for distribution. The next meeting will be allocated 2 hours

M Simpson 03.09.18

Payment Schedule**August 2018**

Payment to	Reason	Amount	VAT Included
Mrs A J Raymond	Salary	*	
Wiltshire Pension	Pension	400.01	
Mr F Frankland	Lengthsman Salary	*	
Mr F Frankland	Expenses	30.00	Yes
Parish Website	E-mail Addresses & storage	345.00	Yes
Allbuid	Waste Collection	300.00	Yes
Allbuid	Grass cutting contract	1,291.19	Yes
Swindon Borough Council	By election fees	2,505.57	
Mr D Clay	WiFi - Village Hall	25.00	Yes
Wanborough Show Society	Allotment Competition	50.00	
Mrs A J Raymond	Expenses	853.35	Yes
Mr F Frankland	Expenses	6.25	Yes
Mowerfixer	Maintenance of equipment	130.00	
ID Mobile	Mobile Phone	15.99	Yes
SWARD	Bowls Green	753.90	Yes
Allbuild	Grass cutting	732.00	Yes
Solutions Contract Cleaning	Cleaning	217.00	
RC Maintenance	Driveway repairs	1,250.00	
SSE	Electric	342.28	Yes
British Gas	Gas	59.96	Yes

* Withheld under Data Protection