

WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **Monday 5th September 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 Mr R Whitfield.

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

1 Apologies: S Daltrey did not attend the meeting. Mr A Bennett, Mr C Hayes, Mrs K Pearson, Mr B Suter.

2. Declarations of Interest:

Mr D Hayward & Mr C Hayes 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 Core Strategy.

3. Minutes:

The minutes of the previous meeting held on 25th July 2011 had been circulated to all Parish Councillors.

Chris Hinton attended the meeting in order to express thanks on behalf of all the residents of Lower Wanborough to Gary Sumner and the Parish Council for all support given with the Honeyfield Farm planning applications.

4. Report from Ward Councillor:

No update – Mr Bennett was not at the meeting.

5. **PLANNING:**

5.1 To consider Planning Applications received:

S/TIME/11/1136/KICO – Extension of time of planning permission S/08/1981 for the erection of two storey side extension – 1 Chapel Orchard, Wanborough, Swindon, SN4 0BA – No objections with extension of time.

S/11/1128/RM – Erection of 1 no. dwelling (incorporating conversion of existing

garage) and new detached garage – Knowle House, 1 Ham Road, Wanborough, SN4 0DF – Wanborough Parish Council do object to this proposed development and have made the following comments to Swindon Borough Council in respect of this application:

The site is in countryside and not within the housing boundary; it is very much within the Conservation Area. The proposed dwelling would not be a “conversion” but substantially a new build within the Conservation Area which has very little amenity space and is to the detriment of surrounding dwellings.

The access to the site is near a busy junction and a dangerous section of road. The long drive is narrow with insufficient turning opportunity. 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.

If this Planning Application is supported, Wanborough Parish Council request that it is referred to Planning Committee. Wanborough Parish Council also recommends that a site visit is carried out in order to fully appreciate the already very congested and dangerous nature of the junction.

S/11/1232/RM – Extension of a single and two storey rear extension – 6 Kite Hill Cottages, Wanborough, Swindon, SN4 0AW – No objections.

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

S/11/0515/ROBI – Erection of 1 no. dwelling for temporary agricultural workers – Honeyfield Farm, The Marsh, Lower Wanborough, Swindon, SN4 0AR.

S/11/0517/ROBI – Erection of an agricultural building, track and siting of storage cabin – Honeyfield Farm, The Marsh, Lower Wanborough, Swindon, SN4 0AR

5.3 Planning Applications to be decided under Appeal:

S/10/0842/IH - Outline application for the erection of up to 890 no. residential dwellings, employment classes B1, B2, local centre, primary school, extension to hospital site – Land at Commonhead to the south of Marlborough Road and adjoining Great Western Hospital. The following comments will be re-iterated to Planning Inspectorate prior to 13th September:

Wanborough Parish Council objects to the application on the basis that the additional traffic generated from the development is not fully reflected in the Transport Plan which assumes many innovative schemes such as car sharing (which we feel is not a proven and credible alternative), subsidised bus transport (which will only last for a limited period) and access to Dorcan Technology College as the Secondary School which is more likely to be accessed by car than walking. The school is some 2 miles from the nearest edge of the development

Wanborough Parish Council are unhappy that only the Commonhead Roundabout is to have improvements in terms of traffic control as traffic regularly queues back several miles to the White Hart Junction at Stratton St Margaret (this is prior to any development). Currently the Council's Core Strategy proposes 7,500 homes to the East of the A419 in the Parish of Wanborough with an access to Commonhead Roundabout. No improvements are suggested to Junction 15 which is heavily congested at present

Wanborough Parish Council are concerned that if the above is not properly addressed that 'rat running' will result in additional traffic using the rural roads of Wanborough and Liddington to gain access to Junction 14 (M4) via Foxhill staggered crossroads; to bypass an already severely congested junction 15 (M4). Wanborough are already self funding traffic control measures including VAS and any additional pressure which will undoubtedly be expected upon our roads should result in measures including financial contributions to mitigate

Bus services to and from Wanborough are currently being reduced due to a lack of funding from the Borough and it is inconceivable that a development adjoining the Parish will benefit from subsidised transport in association with the hospital service at a time when our facilities are being reduced. Provision for the short additional journey to Wanborough should be considered within the travel plans

Wanborough Parish Council are concerned that if the proposed primary school is not immediately available residents will seek places for children at Wanborough Primary School which already has insufficient places for village residents' children in some

year groups. Reception Year children have been housed in a mobile classroom for at least the last decade. Restrictions must be placed upon access to our village school from residents of the proposed development unless Section 106 funding is allocated to Wanborough Primary School

Although just outside the village boundary the construction of the Great Western Hospital and Commonhead flyover are believed to have caused flooding problems within the areas of the village off The Marsh due to increased 'run off'. We would ask that a detailed assessment is made taking this into account

'Sustainable Urban Drainage' is often proposed but has not to our knowledge or that of the Head of Planning been used in the Borough to date. If this is proposed as part of the scheme then it should not later be permitted to be altered due to cost and account should be taken of greater pressure on local watercourses particularly the Dorcan Brook as a result of the development

Impact upon the AONB will be substantial to include light pollution which is already considerable from Swindon and the hospital site. Measures should be taken to reduce this

Land to the West of Day House land (between the development and Coate Water Park should be protected by allowing an extension to the public park to ensure future development is restricted and that the natural setting of the park is maintained

6. **COMMITTEE AND REPRESENTATIVES:**

6.1 Hooper's Field and Recreation:

C Offer confirmed that the MUGA plans should be complete by the end of September.

C Offer attended the Cricket Club AGM. The Cricket Club had a number of concerns which they raised with Colin; these need to be addressed and resolved. The key issues are in relation to sub-letting, setting a Junior Club up.

It has been agreed that the next HFMC meeting on 10th October 2011 will start at 7.00pm. All Clubs will be invited to attend from 7.00pm, although the purpose of starting earlier is to discuss and resolve all issues with the Cricket Club. The Clerk is to formally request that the Cricket Club attend this meeting as they have not attended the last two meetings.

6.2 Footpaths, Village Maintenance and Allotments:

The Clerk confirmed that there are currently 25 on the allotment waiting list. 19 are Covingham residents and 6 are Wanborough residents.

Bob Biggs has arranged for Shirley Ludford to speak at the Annual Allotment Holders' meeting on 10th October 2011.

The Clerk is to arrange for Joe Smith to meet with Annie Ellis from Highways at SBC in order to look at some of the footpaths within the Marsh area of Wanborough which need to be re-instated.

Installing a water facility at Church Meadow was discussed and Bob Biggs is going to confirm where it would be most appropriate to install this at the next meeting. The padlock on the lower gate at Church Meadow is broken. Bob Biggs is going to get costs for this and confirm with the Parish Council.

A resident has raised concerns about some trees in Chapel Lane which are very overgrown and blocking out light. The Parish Council have obtained recommendations and a quote from a tree surgeon who would carry out the appropriate tree works. The Parish Council approved the works and the costs. Before the work is carried out, the Clerk is going to write to all residents in Chapel Lane to make sure they are happy for the work to go ahead.

Bob Biggs is having a meeting with James Gerrard from SBC on 18th October 2011 in order to give him a list of all Village Maintenance work that needs to be done. The Village Maintenance Team will complete the work in November over a two week period. The Clerk and members of the Parish Council will notify Bob of any work they think needs to be done.

The Clerk is to ask the Village Lengthsman to tidy up some trees which are overhanging onto the road, Badgers Close (right hand side cul-de-sac) and also to tidy up the footpath running up to the school as it is very overgrown. The Village Lengthsman is to repair the surface area underneath the swing at The Lower Rec, parts are to be ordered this week.

Following conversations with Nigel Hale at SBC, the Clerk is to establish if planning permission is required for erecting a bus shelter on the High Street.

Following a meeting with SBC on 2nd August 2011, the Parish Council are awaiting plans from Chand Hassan regarding the Traffic Management and Village Gateways for Wanborough.

6.3 Wanborough Village Hall Management Committee:

Sarah Ingram and Tessa Lanstein are meeting Gary Sumner on 15th September 2011, in order to discuss proposals for the footpath at the back of the Village Hall.

6.4 Planning and Finance:

Nothing to report.

6.5 Civil Protection Emergency Group:

Bob Biggs was not able to meet with Sam Weller from SBC in August, so the Clerk will arrange an alternative date.

7 **FINANCE**

7.1 Financial Statement:

The monthly financial statement was circulated. It was proposed by Mr C Offer and seconded by Mr J Smith 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 2011 be endorsed and the transfers to cover August 2011 expenditure be approved."

7.2 Monthly Cash Flow Statement:

The monthly cash flow statement was circulated. It was proposed by Mr C Offer and seconded by Mr J Smith that the Statement be accepted.

8. **OTHERS**

8.1 Transport:

Nothing to report.

8.2 Wiltshire Association of Local Councils:

Nothing to report.

8.3 Governance:

Bob Biggs has issued Governance notes in relation to Allotments.

8.4 Grants:

Letters of thanks have been received from The Lyden magazine and St Andrew's Churchyard following the grants given by Wanborough Parish Council in July 2011.

8.5 Flooding:

Representatives from Swindon Borough Council, Thames Water and the Environment Agency will attend the follow-up meeting on 13th October 2011. Robert Buckland is also going to be invited to attend this meeting.

8.6 Core Strategy:

No update.

8.7 Local Government Boundary Commission:

The Parish Council will be notified of the Commission's proposed final recommendations in the Autumn.

8.8 Parish Charter and Protocol:

The Clerk has e-mailed this to all of the Parish Council for their consideration and reminded them that any comments need to be submitted by 15th September 2011.

9. **CORRESPONDENCE:**

All correspondence received since the last meeting is listed in the file and was made available at the meeting.

Item 6 – Swindon Half Marathon – 9th October 2011 – Traffic restrictions in place over the weekend. Clerk to add these details to the PC website.

Item 11 - CONSULTATION DOCUMENT – FOR REAR HOUSE EXTENSIONS

E-mailed to PC on 1st September 2011.

The meeting closed at 20.45.

Date of next meeting is Monday 26th September 2011, 7.30pm at Wanborough Village Hall.