

## WANBOROUGH PARISH COUNCIL

Minutes of the Special Public Meeting of Wanborough Parish Council held on **6<sup>th</sup> October 2014** in Wanborough Village Hall, High Street, Wanborough at 19.30

**PRESENT:** Mr Gary Sumner (Chairman) Mr Colin Offer (Vice-Chairman), Mr Roger Whitfield, Mr David Hayward, Mr Colin Hayes, Mr Andrew Bennett, Mr Bob Biggs, Mr Joe Smith, Mrs Donna Stalker, Mr Per-Axel Warensjo, Mr Darron Kevern, Representatives from Covingham, Bishopstone, Bourton and Liddington Parish Councils, Mr Phil Smith (Swindon Borough Council), Mr Dale Heenan (Swindon Borough Councillor)

**In Attendance** Mrs A J Raymond (Clerk) and 51 members of Public

1 Apologies: None

2 Declaration of interest: None

3. Swindon Borough Council's Draft Local Plan 2026

Gary Sumner welcomed everyone to the meeting and advised that the aim of the meeting was to discuss the modifications to Swindon Borough Council's Local Plan 2026. He confirmed that as part of the current consultation comments are only allowed to be made on the modifications and not anything else within the Local Plan.

3.1 Gary Sumner gave a presentation on the proposed modifications to the Local Plan. The main points from his presentation were:-

- MM04 - The plan will be reviewed by 2016 at the latest, to assess future levels of need for new homes and employment land over the period to 2031.
- MM49 - Allowing developers to bring forward development provided that the appropriate infrastructure is in place. The early delivery of any of the developments should not compromise the delivery of the overall infrastructure. Gary Sumner gave the example of the recent meeting with the planning agent for the Lotmead site, proposing an initial 200 dwellings with access onto the Wanborough Road prior to any infrastructure improvements.
- MM49 - Allows too much flexibility for the developers, with no strict numbers, making the control over the number of dwellings very loose. Gary Sumner confirmed that with the current applications or proposals that are already known (at Rowborough – 2380 homes, Earls court sites – 2,600 homes and still the following areas to submit plans at Great Stall, Lotmead, Foxbridge and Redlands) it looks that the total number of dwellings could exceed the proposed 8,000.
- MM48 – Wilts & Berks canal, there needs to be a safeguarded route for the canal. The need for this has already been shown by a developer not including the canal in their proposals, stating that it can be moved to another position.
- The Southern Connector Road – The length of this road on the map is now only shown from Commonhead roundabout to the edge of the Eastern Villages. Previously it was shown from Commonhead right through Foxbridge and Wanborough Road.

3.2 Presentation from Councillor Heenan

Cllr Heenan introduced himself and confirmed that he is the cabinet member for Strategic Planning and Sustainability and Transport on Swindon Borough Council. Now that he is in charge of both infrastructure and housing, he feels he is in the best position to ensure that everything is done correctly.

He stated that it has been a year since SBC's Local Plan was first submitted; it has now been inspected and as a result of that inspection the Inspector has asked for some modifications to be made in order to make the plan "sound". Most of these modifications were known by SBC as they were identified during the EiP so there have been no surprises.

He gave an example of another Local Plan where the council were asked to add an additional 10% to their housing numbers. SBC have not been asked to do anything like that so they are very pleased.

He confirmed that Gary Sumner was correct in stating that the Local Plan will be reviewed in 2016 at the latest to assess the Borough's plans to 2031.

With regard to the Southern Connector Road, Cllr Heenan confirmed that the reason for the change on the map for the Southern Connector Road was so that it allows the developers to decide the route through the Eastern Villages. There is no plan to shorten the road, as he agrees that it would be beneficial to Wanborough and Covingham if it goes through the Eastern Villages and the Wanborough Road.

Cllr Heenan confirmed that there have been some minor changes to the language within the plan, some will strengthen the wording within the policies. He confirmed that the White Hart junction is a fundamental infrastructure improvement and the main access point for the Eastern Villages. He confirmed that phasing is important, however if a developer would like to bring forward their proposal then they will be willing to listen, provided they meet the infrastructure requirements.

Cllr Heenan outlined the proposals for Kingsdown, which is another area allocated for 1650 houses.

Cllr Heenan outlined the road infrastructure improvements proposed around the Borough in the next few years which included £5m improvement to M4 Junction 15 in 2017/18. He also confirmed that they are in a very good position for all the proposed infrastructure for the Eastern Villages, with a signed contract from the Government, with a commitment that if all the design proposals are put forward then they will receive the following money for infrastructure:-

- |                           |      |
|---------------------------|------|
| ○ White Hart Roundabout   | £23m |
| ○ A420                    | £19m |
| ○ Green Bridge            | £7m  |
| ○ Southern Connector Road | £12m |

### 3.3 Questions from Parish Councillors

- Gary Sumner asked for clarification on the funding for the infrastructure, as his understanding was that SBC had only received funding to carry out a further bid for infrastructure funding.  
*Cllr Heenan confirmed that they have received confirmation in writing from the Government.*
- Gary Sumner confirmed that he was pleased to hear about the funding for infrastructure. He asked how SBC will ensure that developers such as Ainscough, who would like to build 200 houses as an early phase of the whole development, pay for the necessary infrastructure  
*Cllr Heenan confirmed that Ainscough will have to put forward their whole outline planning application, so that SBC are sure as to what required infrastructure is planned, without this SBC will not approve anything they are proposing.*
- Several questions were raised about the infrastructure funding, whether a change in government will result in the funding being withdrawn, and what commitment SBC have actually got.  
*Cllr Heenan confirmed that the feasibility study has already been done and they have written agreement from Government that if the design work is done then this funding will be received. Robert Buckland MP also stated that he hoped that if there was to be a change in Government then they would still honour their pledge.*
- A councillor from Bishopstone asked what reassurances SBC can give to ensure that the 200 homes near Lotmead will not be given the go ahead before infrastructure is put in place.

*Cllr Heenan confirmed that the whole outline application for the 2,600 homes will need to be submitted first before they will consider the 200 homes.*

The councillor from Bishopstone asked what would happen if the application was approved on appeal.

*Cllr Heenan stated that as the Local Plan gets further along the process the more weight the Local Plan has to stop applications gaining approval under appeal.*

- A question was raised in relation to the proposed application at “The Hub”, east of Sainsbury’s next to the A420: If SBC are unable to get this application right what hope have we got on all the other applications.

*Cllr Heenan confirmed that he was unable to discuss current applications*

- Gary Sumner stated that with all the developer aspirations the number of dwellings could easily be up to 9,500 instead of the proposed 8,000.

*Cllr Heenan confirmed that at present there will not be any more than 8,000 dwellings in the Eastern Villages.*

Bourton Parish Council asked whether the number proposed at Rowborough will therefore be reduced in line with the proposed number of dwellings in the Local Plan.

*Cllr Heenan confirmed that he could not comment on the Rowborough application.*

Gary Sumner therefore asked how SBC were going to control the numbers as clearly current developer aspirations show signs that the number of dwellings are going to be considerably higher, or will the sites at Foxbridge and Redlands not be needed for development if the 8,000 has already been met.

*Cllr Heenan confirmed that is why SBC are asking all developers to come forward now so that a masterplan can be produced for the whole area and the total number of dwellings agreed at 8,000.*

- Colin Offer asked if the Local Plan will meet the 5 year supply of houses  
*Cllr Heenan confirmed that once the Local Plan is adopted SBC should have sufficient housing supply for another 10 years.*
- Cllr Bennett stated that the proposed development at Rowborough is due to start in 2 years; clearly the White Hart Junction will not be ready in time for the start of this development.

### 3.4 Questions from residents

- A resident asked how the money will be controlled, due to past history when money has been collected from developers for infrastructure and then used on something completely different.

*Cllr Heenan explained S106, and depending on how many dwellings are built to the amount of contribution the developer has to make.*

The resident gave the example of 17 years ago when S106 money was used for something else, what guarantee is there that this will not happen again.

*Cllr Heenan felt that this was a hypothetical case.*

- A resident asked if the Local Plan makes it clear that construction traffic “shall” only use the Southern Connector Road and no access will be allowed onto Wanborough Road.

*Cllr Heenan confirmed that there is no plan to use Wanborough Road for construction traffic.*

- A resident asked what happened about the green buffer that was promised for the village, before Redlands got added to the plan and took away some of the buffer. Also the 7.5 tonne weight restriction on Merlin Way has resulted in more HGV’s using The Marsh and Burycroft.

*Cllr Heenan confirmed that there is a policy for “Non Coalescence” for Wanborough within the Local Plan. He also confirmed that the 7.5 tonne weight restriction was a temporary order that is currently being reviewed; during the temporary period it has shown a reduction of HGV’s, and they have now been using the correct route of Oxford Road and Dorcan Way. Gary Sumner also confirmed that Wanborough Parish Council had a meeting with SBC to discuss the 7.5 tonne weight limit and they are currently reviewing extending the area to include The Marsh and Burycroft.*

- A resident asked if SBC have included in the infrastructure proposals all the additional houses being built over the border in Oxfordshire.  
*Cllr Heenan confirmed that they have been in consultation with Oxfordshire County Council.*
- A resident asked if the £5m proposed for improving M4 junction 15 was sufficient as the amount seems very small compared to the other road improvements around the Borough.  
*Cllr Heenan confirmed that the work at M4 junction 15 is relatively straight forward; it's mainly about improving visibility and the length of the slip roads. Cllr Heenan confirmed that SBC's infrastructure plans and feasibility studies can all be found on SBC's website.*

Gary Sumner thanked Cllr Heenan and Phil Smith (SBC) for attending the meeting. He urged residents to send their comments on the modification of the Local Plan; comment forms have been distributed and can also be found on the parish web site. The deadline for comments is 30<sup>th</sup> October 2014.

*Swindon Borough Council representatives, representatives from Bishopstone, Liddington, Covingham and Bourton Parish Council and members of the public left the meeting*

4. To consider planning applications received

**S/14/1088** – Land adjacent to Ivydene, High Street – Revised Plans – Erection of 1no dwelling and associated works

Clerk provided details from SBC Planning Officer confirming that the proposed application is within the “Non Coalescence” area, plus breaching other planning policies so if Parish Council support the application it could result in setting a precedent for other applications in the area.

Parish Council discussed and unanimously agreed that to be seen to be consistent that they will object to the proposed application on the basis that the application is in breach of planning policy. Parish Council agreed to contact the applicant and suggest they put this piece of land forward for development as part of the Neighbourhood Plan. *ACTION Clerk*

**S/PRIORC/14/1661** – Unit 2, Inlands Farm, The Marsh – Prior approval notification for the change of use from office (class B1) to residential use (Class C3)

**S/PRIORC/14/1662** – Unit 1, Old Milking Parlour, Inlands Farm – Prior approval notification for the change of use from office (B1) to residential (C3).

Parish Council asked Clerk to contact SBC to confirm what “Prior Approval” means for the above to applications

5. Wanborough Village Hall

5.1 To discuss legal costs in relation to the purchase of the Village Hall.

Clerk confirmed that she had spoken to Chris Dawson (Surveyor) who confirmed that his recent costs were in relation to changing the lease to allow for an extension and Post Office. Parish Council agreed that they still wanted to pursue purchasing the Village Hall. The latest “Terms of Agreement” received from Chris Dawson were discussed and it was agreed that the purchase price is still higher than the Parish Council would expect. It was therefore agreed that Gary Sumner would arrange a meeting with the PCC.

Bob Biggs asked if it was worth gaining an independent valuation. Parish Council felt that this will incur further costs and it would be easier to discuss with the PCC in the first instance.

Meeting closed 21.45