

## WANBOROUGH PARISH COUNCIL

Minutes of the meeting of Wanborough Parish Council held on **Monday 24th August 2009** in Hooper's Field Pavilion, Rotten Row, Wanborough, at 19:30 pm.

**PRESENT:** Mr B Biggs, Mr C Hayes, Mr D Hayward, Mrs K Pearson, Dr A Phillipson, Mr G Sumner, Mr W Suter and Mr R Whitfield.

**IN ATTENDANCE:** Mrs P P Shepherd (Clerk and RFO).

1 Apologies: Mr C Offer and Mr A Bennett.

2 Declaration of interest:

Mr G Sumner declared a personal interest in agenda item 6.6, Eastern Development Area, as he is a Western Vale Villages (WVV) Steering Group committee member, Wanborough Action Group Chairman and a member of the East of Swindon Communities Group.

Mr B Biggs declared a personal interest in agenda item 5.5, Planning Inspectorate Appeal: The Black Horse, Upper Wanborough, SN4 0DQ – erection of marquee and overflow car park for 25 spaces – retrospective, as he is a close neighbour of the property.

Dr A Phillipson 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 he rents an allotment, and 6.6, Eastern Development Area, as he is a member of the East of Swindon Communities Group.

Mr R Whitfield declared a personal interest in agenda item 6.6, Eastern Development Area, as he is a member of the East of Swindon Communities Group.

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 he rents an allotment.

Mrs K Pearson 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 she rents an allotment.

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 he rents an allotment.

3 Minutes:

The draft minutes of the meeting held on 27<sup>th</sup> July 2009 had been circulated to all Parish Councillors. The Clerk had circulated copies of the email correspondence between Mr A Bennett and Mr G Sumner relating to two items in the minutes; GS had asked for the minutes to be changed and AB had asked for the minutes to stand as a true record of the meeting, this correspondence was considered by Council at this meeting. The Parish Council confirmed the content of minute 8.6: that it had unanimously resolved that it would allow the East Swindon Communities Group and the Western Vale Villages Group to use Hooper's Field facilities free of charge, but that they should not make excessive demands on the Clerk's time. The Clerk suggested that future meetings might be digitally recorded and archived, the digital recording would not be transcribed verbatim or made publicly available, and Council agreed that this might serve to settle further issues over the accuracy of the minutes. AP indicated that he might be able to provide a suitable digital recorder, otherwise one would be purchased by the Clerk from the Parish Council's equipment budget.

Council unanimously approved this use of digital recording for future meetings of Wanborough Parish Council. The unaltered minutes were then signed by the Chairman as a true record.

**No adjournment was necessary as there were no members of the Public present at this point in the meeting.**

4 Report from Ward Councillor:  
AB was not present to report.

## 5 **PLANNING:**

5.1 To consider Planning Applications received:

**S/COND/09/1194/KIWA** - Parsonage Farm, Ham Road - erection of new farmstead (outline). Application for the removal of Condition 1 from Planning Permission T/83/1433 dated 21st May 1984, to remove an agricultural occupancy condition. The Clerk had telephoned Miss Kimberley Walter on 30<sup>th</sup> July 2009 to confirm that she would await the Parish Council's comments following its' meeting this evening, and had discussed the application with KW SBC at Premier House earlier today. The Parish Council considered this planning application and wished to make the following comments. The Parish Council did not feel that the economic argument put forward in this application is a valid reason for removal of Condition 1 from the Planning Permission T/83/1433 dated 21st May 1984. The Parish Council does not agree to the removal of the agricultural occupancy condition.

The Parish Council also wished to comment that it would oppose a future application to erect a new farmstead on this land, which lies in an area of outstanding natural beauty, as it continues to oppose all development on agricultural land.

The Parish Council commented that the wording of the notification card was confusing and that the paperwork was insufficient to support the application described on the card. Furthermore, the Parish Council was disappointed that there was no copy of the application made available by the Borough Council to be kept in the Parish archive.

**S/09/1452CLMC** – Praeters House, High Street – Erection of 1 number dwelling with detached garage and access.

The Parish Council wished to make the following comments:

- (i) The butcher's shop on this site is a historic building and therefore should be protected and restored;
- (ii) The dwelling will be too high and will affect the outlook of adjoining properties;
- (iii) This development will result in a poor sightline at the corner of Chapel Lane and the High Street;
- (iv) There is inadequate parking both offsite and onsite;
- (v) The proposed development is out of keeping with the Conservation area;
- (vi) The Parish Council wished to question whether Chapel Lane is unclassified at the proposed new access point?
- (vii) The proposed development will result in a reduction of parking area at the existing adjoining house;
- (viii) The proposed development would result in overdevelopment of this area of the village;
- (ix) The proposed development would result in the felling of protected trees, within the Conservation area.

The Parish Council also questioned whether any section 106 funding would be

forthcoming as a result of this development?

**S/LDP/09/1443** – 22 Southview, Ham Road – Application for Lawful Development Certificate for a Proposed use or development, the Clerk had collected these plans from SBC but the application had not yet been formally notified either by means of the weekly planning list or a card. The Parish Council agreed to consider this application at a later date as they did not have sufficient information at this meeting.

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

**S/09/0833/NIRO** - 60 - 64 Church Road, Wanborough, SN4 0BZ - Change of use from Grazing/Agricultural Land to Rear Garden (class use C3), including the erection of a timber post and rail fence.

**S/09/0604RM** Land to the rear of Fairvale House, Ham Road, Liddington – Creation of amenity lake with associated earthworks.

5.3 To notify the Schedule to the Refusal of Planning Permission/Consent:

**S/LDE/09/0860/HECO** – 22 Ham Road – refusal of Certificate of Lawfulness (existing) for the use of land as residential garden.

5.4 To notify Conservation Area Consent received:

None received.

5.5 Planning Inspectorate Appeal:

The Black Horse, Upper Wanborough, SN4 0DQ – erection of marquee and overflow car park for 25 spaces – retrospective.

The Parish Council considered the planning application again and wished to reiterate its' comments, made by letter to SBC on 8<sup>th</sup> June 2009, that it rejects this retrospective application, by virtue of the fact that the property lies within a designated area of outstanding natural beauty.

The Clerk suggested that she might draw up a set of templates for paragraphs that might then be useful for inclusion in future responses to planning applications, selecting appropriate wording from the SBC Strategic Housing Land Area Assessment document.

## **6 COMMITTEE AND REPRESENTATIVES:**

To consider items from the Committees and Representatives to other Statutory Bodies, of Wanborough Parish Council.

6.1 Hooper's Field and Recreation:

The Clerk had made preliminary enquiries of the SBC duty Planning Officer, Roland Billington, and the Landscape Officer about the proposed multi use games area at HF Recreation Facilities and had received the following comments:

- (i) The site (pitch area) is of medium archaeological sensitivity. The Landscape Officer recommends paying an archaeologist to carry out a desktop survey;
- (ii) The Landscape Officer recommended siting the MUGA closer to the pavilion and repositioning football pitch 2 further from the building;
- (iii) The height of the fence, might be an issue;
- (iv) The flood lamps would probably not be an issue as we already use lights for the tennis area. They may have to be time limited.

BS had reported to the Clerk that the new path from the car park to the bowls club is cracking; it is in need of tar infill. The Clerk agreed to instruct the lengthman to make

good. The hedges have been cut back from the sports pitches at Hooper's Field Recreation Facilities.

The Clerk reported that the new gate has been installed between Avenell Road and the Lower Recreation Field. A "No Parking at Anytime" sign has been fixed to the gate at the Chapel Lane entrance to the field; in order to keep this access point clear for emergency vehicles etc. It was reported that this is being ignored by an SBC vehicle that is blocking the entrance during the day, most weekends and evenings. The details of the vehicle are: white Ford Ranger registration number FP 07 UJZ with SBC identification number 287. It was also reported that another car frequently parks adjacent to the SBC vehicle. This is causing problems for pedestrians as this is now the main route from Avenell Road to the High Street because the footpath adjacent to the village hall is temporarily closed, due to the reroofing work. The village lengthman has been unable to gain access to the Lower Recreation Field on several occasions, with the mower and other maintenance equipment. AB has reported the problem to SBC. A padlock has been fitted to the hinge side of the gate so that it can no longer be lifted off its' hinges.

At Springlines meadow the gate hinges have been corrected, it is no longer possible to lift the gate off its' hinges.

## 6.2 Footpaths, Village Maintenance and Allotments:

The minutes of the committee meeting held on 4<sup>th</sup> August 2009 had been circulated to the Parish Council prior to this meeting. The minutes were then signed by BB, the Committee Chairman, as a true record.

The Clerk was asked to bring copies of the correspondence received from allotment tenants to the Annual Allotment Holders' meeting on 14<sup>th</sup> September 2009. The Clerk was asked to request that Stephen Taylor, SBC Solicitor, clarify the allotment lease prior to this meeting.

The Clerk had reported the following problems to the Borough Council:

Bad potholes have opened up, since the road was marked for repair, on Wanborough Road, just before and after the 30mph sign, near the Poplars Nursery; going towards Covingham. The Borough Council aims to (at least) make temporary repairs within 24 hours, and a permanent repair within six weeks. Reference number: 101000165514.

A drain cover is very close to collapsing into the drain on Avenell Road. The Borough Council aims to repair it within two working days. Reference numbers: 0395-3186, 101000165519. SBC has agreed to reset the gully.

A spring has reopened and is causing damage to the road surface on Kite Hill near to Limesprings, as on previous occasions. This may become dangerous to pedestrians. SBC will assess the problem. They can't be specific about the timescale for the repair because this depends on the nature of the problem. Reference numbers: 0395-3272 and 101000166048.

The ditch is blocked and needs clearing; adjoining the highway next to the Woodland Trust land and Hooper's Field Recreation Facilities, Rotten Row. This may result in flooding on the road. Nick Smith of SBC has said that David Newman SBC will cut the ditch with the gripping machine in December 2009 (Clerk to remind him nearer the time).

If there is a culvert it needs to be cleared, if there isn't a culvert one needs to be installed at the junction of Green Lane, Burycroft and The Marsh. The road floods

regularly in this area. SBC will deal with urgent problems immediately and respond to other requests within 10 working days. Nick Smith SBC has agreed to jet through the pipe at this point, within the next few weeks. He has already put this on his “wet weather” list and will visit to inspect the next time that it rains heavily.

The next village clean up session followed by a gulley suck will be in October 2009.

The edges of the road are collapsing due to frost and water damage and traffic on The Hollow. This is dangerous for pedestrians, horseriders and cars as there is a very large drop where the tarmac has collapsed. SBC will assess the problem. They can't be specific about the timescale for the repair because this depends on the nature of the problem. Reference number: 0395-3275.

### 6.3 Wanborough Village Hall Management Committee:

The letter received from the Diocese of Bristol in reply to the Clerk's request for the VH to be given to Wanborough Parish Council had been copied to Mr M Savage, CH, RW, BS, GS and Mr D Kilminster. CH reported that Mrs T Lanstein, Mr M Savage and Mr D Kilminster are dealing with this letter. The Diocese suggested that a longer lease might be drawn up to ensure the continued use of the village hall for our community and to give the Parish Council security of tenure.

CH agreed to ask Mrs T Lanstein for electronic copies of the project documents that she had presented to the Parish Council at the meeting when the £30,000 donation to the Village Hall Roof Fund had been agreed. DH asked for the financial spreadsheet, that he had prepared for the committee, to be updated.

*CH left the meeting at 21:00.*

### 6.4 Planning and Finance:

No meeting of this committee had been held.

### 6.5 Civil Protection Emergency Group:

DH reported that this group intends to prepare a questionnaire, possibly for distribution in the next Wanborough Parish Council newsletter.

### 6.6 Eastern Development Area:

There was some discussion of the Swindon Core Strategy and the current review of the 'Developer Contributions' DCGN (2006). It was agreed that the DCGN review would be discussed at the committee meeting to be held on Wednesday 26<sup>th</sup> August 2009, at 19:30, in Hooper's Field pavilion. The Swindon Core Strategy might be discussed at a later date.

*CH returned at 21:10.*

## **7 FINANCE:**

### 7.1 Financial Statement:

The monthly statement was circulated. It was proposed by Roger Whitfield and seconded by Colin 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 August 2009 be endorsed and the transfers to cover August 2009 expenditure be approved.” Parish Council unanimously accepted the financial

statement.

#### 7.2 Monthly Cash Flow Statement:

The monthly cash flow statement was circulated. It was proposed by Colin Hayes and seconded by Gary Sumner that the statement be accepted. Parish Council unanimously accepted the monthly cash flow statement.

DH asked that the lengthman's wages should be split between the appropriate budgetary categories when he works additional hours.

### **8 Others:**

#### 8.1 Transport:

BB reported that Bob Saunders is enquiring into the missing Wanborough signage off the A419 North. Mike Reid will put the case to the Highways Agency for signage on the A419, and advised the Parish Council that there may be a cost involved.

#### 8.2 Wiltshire Association of Local Councils:

Nothing was reported.

#### 8.3 Neighbourhood Tasking Group:

The Neighbourhood Tasking meeting to be held on Wednesday 15<sup>th</sup> July 2009, at 10:30, had been cancelled.

#### 8.4 Grants:

No applications had been received.

#### 8.5 Parish Plan:

The Clerk was asked to contact Mr S Egan for an update on the Parish Plan Group's meetings. The Clerk confirmed that the Group had met on Wednesday 29<sup>th</sup> July 2009, in Hooper's Field pavilion.

#### 8.6 Eastern Development Area Action Group:

GS reported that the East Swindon Communities Group had written to Mr Dave Potter, Director of Planning and Transport at SBC, asking for an Area Action Plan (AAP) as regards the EDA. GS agreed to send a copy of the letter to the Clerk. Councillor Rod Bluh, Leader of Swindon Borough Council, has agreed to attend the East Swindon Communities Group meeting on Thursday 17<sup>th</sup> September 2009, at 19:00, in Hooper's Field pavilion. The Clerk confirmed that Covingham Parish Council will hold a Public Meeting on 11<sup>th</sup> September 2009, at 19:00, in Covingham Primary School. The meeting has been called to discuss Public opposition to the EDA and will take the form of a question and answer session chaired by Brian Osborne, Chairman of Covingham PC. Michael Wills MP, David Potter and Swindon Borough Council planning officers will be attending, to answer Public questions. An email had been received from Mrs J Bains regarding Anne Snelgrove MP's refusal to attend a similar Public Meeting in Wanborough. The Clerk agreed to reply to the email on behalf of the Parish Council.

#### 8.7 Local Policy Forum:

BB has agreed to represent the Parish Council at the next meeting on Tuesday 8<sup>th</sup> September 2009, 10:00 until 13:00, at STEAM Museum.

### **9 Governance:**

This agenda item had been requested by AB, it was therefore agreed to defer any discussion to the next meeting.

**10 Flooding:**

The Clerk reported that Nick Smith of SBC has spoken to Mr Yeandl to arrange a meeting for the end of August 2009, the Environment Agency will also attend. Mr Yeandl has agreed to organise a contractor to do the work, and to have instructed the work by 24<sup>th</sup> August 2009.

An email received from Carl Collins had been forwarded to the Clerk by GS. The Clerk had then forwarded the email to the Parish Council. The Clerk confirmed that she had sent the Parish Council's contact information to Mr Collins of CPCL but had received no reply. AP suggested that it might be advisable to compare the original proposal with the list of requirements contained in the email. The Clerk was asked to email Carl Collins to ask what information he requires to enable him to make a start on the project. He should also be asked whether the additional costs were anticipated in his quotation and does he envisage that the Parish Council might obtain some of the items of information free of charge from other agencies. It was also agreed that Mr Collins should be invited to the next Parish Council meeting. The Clerk agreed to ask Mrs J Bains to forward the plans and information of the drainage for the A419 to the Parish Council.

**11 Wanborough Parish Council newsletter:**

Some items were suggested for inclusion in the next issue of the newsletter: SBC Plastics Recycling (Clerk), Village Hall (CH), Chairman's Report (BS), EDA (GS), Hooper's Field and the proposed multi use games area (CO), Village Involvement (KP) and CP2/Clusters (AB). The Clerk agreed to ask Mr S Egan whether the Parish Plan Group would like the Parish Council to distribute a flyer for them with the newsletter.

**12 Swindon's Infrastructure requirements to support growth to 2026:**

This agenda item had already been discussed under agenda item 6.6.

**The meeting was adjourned at 21:40 for a report by Mrs T Lanstein of Wanborough Village Hall Management Committee.**

TL reported that it was hoped that all the external work on the Village Hall would be completed well ahead of schedule, due in part to the good condition that the roof timbers had been found to be in, by the end of September 2009. The Village Hall is scheduled to reopen on 1<sup>st</sup> November 2009. There is therefore a window of opportunity during the closure to redecorate the interior and improve the floor. The estimated cost of this additional work would be between £3,500 and £5,000. The £15,000 grant awarded from the Landfill Tax had been allocated to pay for electrical work, two new external doors, the paved area to the rear of the hall and the remainder of the external work. The Village Hall Management Committee wished to ask for a grant or a loan from the Parish Council to cover the additional expenditure; and assured the Parish Council that if a loan was made it would be repaid very quickly from anticipated income from lettings of the Village Hall and future fundraising activity.

**Mrs T Lanstein left the building and the meeting resumed at 21:45.**

**13 Youth involvement:**

KP suggested that she would like to investigate this topic further, and that of general involvement within the Parish.

**14 CORRESPONDENCE:**

All correspondence received since the last meeting on 27<sup>th</sup> July 2009 was listed in the Clerk's Notes and was available at this meeting.

A letter had been received from SBC regarding a "Review of Allotment Standard" which comprised a request for information. The Clerk confirmed that she had the necessary information to respond to the request. The Clerk was informed that Reverend Robin Cardwell might be asked for the information relating to the allotments in the Churchyard.

The Clerk advised the Parish Council that it would be difficult to justify a further unbudgeted grant, of the size requested, to the Village Hall Management Committee. The Clerk suggested checking whether it would be possible to use section 137 funding for a grant for this purpose.

BB proposed that the Parish Council should make a loan, of the maximum amount requested, of £5,000 to the Village Hall Management Committee, for the additional works described by Mrs T Lanstein at this meeting, to be repaid over a period of two years. The loan would be made subject to full prior approval of all works by the Diocese of Bristol. The Parish Council would also require an updated spreadsheet of the Financial Statement to date for the Village Hall renovation project, showing "what has come in, what has gone out and what is still owing"; prior to funds being made available. The Parish Council resolved to make the loan subject to these conditions, AP abstained from the vote.

The meeting closed at 22:00.

*Date of next meeting Monday 28<sup>th</sup> September 2009.*