

BISHOPSTONE PARISH COUNCIL

Minutes of the Parish Council Meeting held at 8:00 p.m. on Monday 7th April 2014 at Hinton Parva Village Hall

Those Present: Ian Thompson (Vice Chair), Lesley Drewett (Clerk), Andy Greenhalgh, Nigel Crisp, Stuart McGuigan, Ian Thomas, Julian Cooke, Douglas Stevens, Cllr Andrew Bennett.

1. Approved Apologies

Kate Griffiths.

2. Election of Chair

WALC had agreed that a proposal for the position of Chair was sufficient as the AGM is to take place in May. A proposition that the Vice Chair, Cllr Ian Thompson, should take the position of Chair was put forward by Cllr Greenhalgh, seconded by Cllr Cooke and unanimously agreed.

3. Declaration of Interests

There were no declarations of interest.

4. Minutes of Last Meeting

The Chair asked for a proposition that the minutes of the March meeting be accepted as a true record. The proposition was put forward by Cllr Thomas, and unanimously agreed. The minutes were then signed by the Chair.

5. Matters Arising

All actions from the previous meeting had been completed except for the following:

Permissive footpath: installation of dog bin

The Clerk had received a response that day which gave a cost of £250 for installation and left the cost of emptying the bin to be agreed. Cllrs wanted to wait until confirmation of the location was agreed.

Action: Cllr Stephens is to liaise with the owner of the land.

Action: The Clerk is to confirm the cost of emptying the bin.

Car Parking at the Wyncies

Cllr Bennett confirmed that there are no designated spaces for tenants.

Action: Cllr Bennett is to provide a copy of the relevant tenancy regulations.

Action: The Clerk is to progress whether visits have taken place. (Complete)

Football Pitch Revival

This item was carried forward as Cllr Griffiths was not in attendance.

It was decided to leave this item in the hands of the Head Teacher given the possibility of grant funding that she had informed the Parish Council of. Cllr Griffiths has a meeting scheduled with the Head of Bishopstone School to discuss a play area. She will follow up on this at the same time. Cllr Griffiths is to try to assess a more suitable site for a play area.

Action: Cllr Griffiths will liaise with the head teacher.

Action: The Clerk is to add this item to the next agenda. (Complete)

Cllr Bennett had received a map from the Borough with regard to updating information on public recreation areas, open spaces and allotments. Cllrs confirmed that Bishopstone had nothing that was owned by the Borough. However, if the intent of the exercise could be clarified it may be that other public recreational land (e.g. National Trust owned property) could be recorded as part of the exercise.

Signed:

Date:

Village Information Boards

Cllr Thomas had responded via email with regard to planning regulations and it had been decided to proceed with the installation. Parishioners had been approached in Oxon Place and were happy with the proposed boards, but would like them situated nearer to the road. Cllr Greenhalgh had a quote of £60.48 for the sign from Seqal. He was happy to make a wooden frame. However, Cllrs felt this would not be suitable and considered that a metal frame and legs would be longer lasting.

[Post meeting note: The quote for a metal frame was £990. Cllr McGuigan is to cost a different metal frame.]

6. **Public Question Time**

True Heart – Mike Fowler & John Jones

The Chair brought this item forward, but it has been left in this part of the minutes for continuity. The Chair then closed the meeting.

The applicant had sent a revised site plan via email for Cllrs information. Mike Fowler (Architect) explained that the revised plan had been prepared in response to objections made at the last meeting relating to a perceived lack of car parking provision; this had now been increased from 10 to 18 spaces together with separate parking for the managers flat and a separate delivery bay. The size of the house plots had also been made smaller. The site plan had been rearranged in order to put the parking in a larger central location and keep the garden next to the pub. The two houses had been pushed slightly further together as a result. Mike Fowler explained that they would like to put a pre application enquiry forward to SBC. A full viability study would be carried out as part of the pre application enquiry. A legal agreement would ensure that the houses would not be capable of occupation until works to renovate and refurbish the pub were finished.

The owner would prefer to work with the Parish rather than to sell to Arkells. The owner had received one offer in writing from Arkells, but would only be interested if he knew what they were going to do with it. The owner felt that free houses should remain as free houses.

Cllrs expressed concern regarding manoeuvrability within the proposed parking area; it was felt that the pre application process would sort this out. The legal agreement would also need to commit the owner to selling the property or marketing it for rent once the refurbishment works were completed. The owner said he would prefer to find a landlord initially, rather than to sell, and explained his reasoning for this. Cllrs enquired about the verbal offer made by a local business owner and were told an offer had never been received.

The owner would like to make a pre application enquiry based on the drawings viewed by the Parish Council with the broad support of the Parish Council. Cllr Thomas felt that there had been a significant improvement on the previous plans and that, in the absence of a sale of the pub in its current state, he would be minded to support the revised scheme in principle subject to a very tight legal agreement that would tie the funds from the sale of the two building plots into the restoration of the pub, together with a commitment from the owner that these works would be completed before occupation of the houses and that the Parish Council would need to be fully involved in drawing up the legal agreement. Cllrs want the market value to be at a fair market value, or rent, at today's prices.

The Clerk will reflect Cllr Thomas' summation which the owner would like to submit with the pre application. Cllrs thanked the owner for listening to their feedback at the previous meeting. Cllr Thomas will be the line of communication with the Parish Council.

Action: The Clerk is to send a copy of the minutes to the owner once approved by Cllr Thomas.

A member of the public from Russley Park was in attendance as his planning application was on the agenda and he wanted to be on hand for any questions. The application was for remodelling of the entrance hall of the house and replacing the front door with 2 windows. Cllrs thanked him for his input.

The Chair explained that he could stay for the rest of the meeting and that the application would be looked at later in the meeting. He then re-opened the meeting.

7. **Sewage – Thames Water – Huw Thomas**

The Chair brought this item forward, but it has been left in this part of the minutes for continuity.

The Chair welcomed Huw and his colleagues to the meeting. Huw introduced himself as the liaison between Local Government and the utility business. He had brought along Ian Binding the Field Op specialist for the area and Tim Beech, Asset Planning specialist. He gave his thanks for the invite to the meeting.

He went on to re-cap on the meeting that had taken place at the Forty with Simon Jenkins, Robert Buckland M.P. and Cllr Andrew Bennett to discuss the problems encountered over the last 10 years. He explained that Thames Water normally prioritise internal flooding with external flooding not receiving such a high level of priority in relation to future remedial works and capital investment.

Huw explained the clean up works that had been undertaken to date which included the replacement of 2 pumps in the pumping station. Line cleaning has also been carried out and a lot of fat and grease had been found. CCTV work has also been carried out above the Forty; they have not been able to go lower owing to remaining flood water. He explained that there was a link on the TW website which could be accessed to report incidents of internal flooding. Doing so would enable Thames Water to compile a log of problems encountered.

A parishioner present reported that he and his neighbours, five in total, have all had problems with internal flooding and that this had been reported. Huw asked that the parishioner ask his neighbours to complete new questionnaires. Cllrs stressed that the parishioner had already reported the problem and that this was time wasting but Thames Water were keen for affected parishioners to complete their questionnaires as the basis for guiding their future investigations. These forms were also key to engaging Ofwat, Thames Water's regulators, in the process. Cllrs felt an interview face to face regarding the forms would be beneficial for parishioners; however, Huw could not promise that this would take place. He did commit to send the questionnaires to the Parish Council in order to facilitate completion.

Cllrs explained that the pipes are very old throughout the Parish. Huw asked Cllrs to fill in a map for Thames water to show the envelope of flooding, which could be compared to the sewer network. Cllr Bennett asked if there was any forward planning for replacement sewers and was told that was why the data capture was important. Andrew also asked whether they were confident that the new pumps could cope with the capacity of water and Huw confirmed that they could.

Cllrs felt there was a large amount of information already held and asked that Thames Water look for the data currently held. They asked for timescales and were told that the process could take 18 weeks in all. Thames Water committed to come back to a meeting in 3 months with a further update. Cllr Bennett will continue discussions with Huw Thomas.

A Cllr asked what Thames Water's response would be to further planning applications within the village. Tim explained that there were areas of hydraulic incapacity which are evident and that would prompt them to put a condition on the site to request that the developer should fund a hydraulic study and ensures that any infrastructure upgrades, on or off site are funded ahead of occupation.

The Chair thanked Huw and his team for attending and for his frankness.

Action: The Clerk is to send an invite to Thames Water in July.

8.

Planning

S/14/0286SASM – Erection of a canopy & external alterations to windows & doors – Trainers Cottage, Russley Park

Councillors had no objections to the above planning application.

Action: The Clerk is to write to SBC. (Complete)

Late Receipt of Planning Notifications

Signed:

Date:

S/14/0425SASM – Erection of 2no dwellings with associated parking, including rebuilding of existing barn – Land off Church Lane Bishopstone.

Councillors had no objections to the above planning application.

Action: The Clerk is to write to SBC. (Complete)

Pre-Application S/PRE/14/0201 HECO – The Royal Oak

Councillors had no objections in principle to the above pre-application. However, they asked that SBC be informed that sympathetic materials are critically important, especially those for the landscaped garden boundaries, timber cladding and roofs.

Action: The Clerk is to write to SBC. (Complete)

GRANTED

No granted schedules had been received.

REFUSAL

No refusal schedules had been received.

9. Reports from Ward Councillor

The Chair Thanked Cllr Bennett for his help with Thames water.

Cllr Bennett informed the meeting that at a recent planning committee meeting the Borough had put a system in place to short cut the decision making process for solar farms. The Borough will streamline the process for small schemes. The Leader Programme from the AONB is looking for some fresh funding. There are two consultation meetings for businesses.

There are no local elections this year, but there are European elections.

Andrew reported that the power source for the Hinton septic tank is almost resolved. Currently the old septic tank is still in place, but this will be de-commissioned in due course. Andrew believed that the results of the contamination assessment on the field indicate that it is safe; any contaminated soil has already been removed. The Chair informed those present that Cllr Bennett had attended a meeting on site with Robert Buckland M.P. and Cllr Crisp. The Chair thanked Cllrs Bennett and Crisp for attending the meeting. Cllr Bennett was happy to provide any further help required.

Cllrs informed Cllr Bennet that the Parish Council have sent two planning letters regarding Rowborough to SBC. These are not shown on the website. Another letter has been sent reporting this, but the letters are still not listed and the site reports no reply has been received.

Action: Cllr Bennett is to take this to the planning committee meeting.

10. Reports from Sub Committees

Accounts – Year end position

Cllr Crisp had forwarded the spreadsheet to Cllrs via email. He explained that the council had underspent in every line planned for but that this was absorbed into items of new one-off spend that were not planned for (e.g. lifebelts, Navigus – Neighbourhood Planning, fighting fund etc.). The savings offset the extra expenditure. £500 was going into reserves, but £1,200 was already committed to tree works.

There is £12,934 in reserve excluding the Clerks gratuity.

11. Main Points

May Meeting Date

It was agreed that the AGM should take place on 7th May 2014.

Football Pitch Revival

This item was covered under item 5.3.

Village Information Boards

This item was covered under item 5.4.

Article 4 Direction on Solar Panels in Conservation Areas

Cllr Thomas had received an apology from Dave Dewitt saying that he had forgotten to put this item on the agenda.

Action: The Clerk is to put an article into the Parish Newsletter. (Complete)

Work to the Dingle

Tender is to go out imminently

Action: The Clerk was asked to put this item on the next agenda.

12. Accounts to be Paid

The following cheques were presented for approval:

- L D Drewett £12.51

The above expenses were proposed for payment by Cllr Cooke, seconded by Cllr McGuigan and agreed unanimously by those present.

13. Correspondence

Superfast Broadband

The Clerk had received an email from SBC which had been forwarded to Cllrs for their information. She had added the item to the agenda for discussion.

Cllr Greenhalgh explained that SBC had decided not to enter into the original agreement. At the last meeting Cllr Greenhalgh had attended a meeting with Robert Buckland M.P. which had pressed for Swindon to change their policy and to re-engage with UK Broadband. More money has been released this next financial year and Swindon is re-engaging. Cllr Greenhalgh felt the Parish Council should continue to support the wireless solution they have and put pressure on BT to improve their provision.

The Chair asked whether anyone wished to see any items of correspondence; none did.

14. Parishioners Feedback/Complaints

Vale Fighting Meeting

Councillor Crisp informed those present that he had signed up on the council's behalf to support the "Statement of Common Ground". Cllr Crisp recommended that the Parish Council should support the committee to get on with the good work.

Road Works

Cllr Thomas had contacted "Fix my Street" and was to contact them again.

The meeting closed at 9.23 pm.

15. Date of Next Meeting

The next meeting, AGM, will take place on Monday 7th May 2014, at Bishopstone Village Hall at 19:30 pm.

Action: Apologies to the Clerk before the meeting.

Signed:

Date: