

BISHOPSTONE PARISH COUNCIL

Minutes of the Parish Council Meeting held at 7:30 p.m. on Monday 6 July 2015 at Bishopstone Village Hall

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

1. True Heart

Cllr Ian Thomas, Vice Chair, was chairing the meeting in the absence of the Chair. He explained that a presentation was to be shown before the meeting. After this he welcomed Peter Lawson and Chris Roberts from Turley Associates, Architects.

Peter introduced himself and Chris and explained that they had attended the meeting to make a presentation on the Royal Oak/True Heart following submission of the planning application, to interested parties. Peter explained that 71 people had attended the last presentation. Forms had been handed out, of which 31 were completed; 29 supported the application, 1 was unsure and 1 opposed it.

The consultation response forms had been submitted to SBC along with the planning application which had been submitted to SBC on 6 June 2015. The target date for determination is 6 August 2015. However, if the application needs to go to planning committee it is likely that this would not happen until 8 September 2015. If planning does go through Arkells are keen to invest as soon as they possibly can and have the money ready to proceed. They foresee works commencing in August 2015 with completion Spring 2016. Their contractors will liaise with the Parish Council in order to keep traffic disruption to a minimum.

Cllr Thomas asked if they were expecting a Section 106 agreement to ensure that the True Heart could not be occupied until the works to the Royal Oak had been completed. Peter explained that this could be dealt with by a condition that states something along the lines of "The True Heart shall not be occupied as a dwelling until such time as the extension to the Royal Oak has been brought into beneficial use". It could either be a condition or a planning obligation. The Government guidance is not to use planning obligations unless it cannot reasonably be dealt with through conditions.

Cllr Green was interested in the choice of construction access, as the lanes are already becoming damaged by larger vehicles using the road. Peter felt the one way system would help here. He explained that presently the brewery lorry uses Cues Lane and that he would not expect construction traffic to be any larger.

Cllrs agreed this is a problem elsewhere in the parish. Peter felt a condition for a traffic management plan could help by limiting the size and weight of the vehicles and the times they visit the site. They usually try to avoid the peak and school times. Cllr Greenhalgh asked if planning conditions could ensure that reparations are forced upon the developer if roads to the site are damaged. Cllr Green explained that if extraordinary use has damaged the highway then the person who caused the damage can be taken to task. Peter confirmed this and went on to explain that before construction takes place the Highway Authority should come out and make an inspection of the roads for their record. They will then come back again to see if there has been any significant wear and tear.

Cllr Stephens then queried what protection could be put on the land behind the True Heart as with two dwellings on it he felt it was leaving potential for further development in the future. It was explained that this could not be guaranteed but that any future application for a private dwelling would be unlikely to succeed given the previous appeal Inspector's comments.

Signed:

Date:

Cllrs Stephens and Thomas asked whether there was more or less parking than shown at the public consultation event. Peter confirmed that there was more parking and went on to say that the problem currently is that parking spaces are not properly marked out and that the new proposals would see an improvement.

Cllr McGuigan asked whether the True Heart garden was bigger than previous plans and was informed that it was the same.

Cllr Bennett asked that they ensure Thames Water provides details of the new drainage system for future reference. He also suggested that any planning permission should be conditioned to ensure that the open space areas shown on the plans remain as green spaces. Peter explained that a condition could be put on to say that all areas that are already green remain so.

Cllr Green went on to say that he had originally been extremely concerned about the lack of parking, but this was no longer a concern for him. Peter went on to say that Arkells have agreed to deliver the pub to the village as a comprehensive package and this is what they should expect. Cllr Bennett asked about disabled access and bicycle rack provision. Peter explained that this could be dealt with in a condition.

Peter informed those present that the two bedrooms in the existing block in the Royal Oak car park are to be made into a staff flat in order that there is 24 hour attendance to ensure proper security and supervision.

Cllr Greenhalgh suggested a children's play area be included. Peter was happy to take this back to Arkells. He explained that there were windows now to provide supervision over the garden. However, Cllrs felt it was not the correct place to situate a children's playground given that the land was privately owned.

Cllr Green asked about the section of access road to the Royal Oak which is in a bad state and what can be done about it. Peter did not know who owned it, but suspected that it was no man's land. Peter felt that if it was raised as an issue Arkells would probably not refuse to put a new surface on this.

Peter asked that all of these considerations be put into the application response from the Parish Council and he will then take all of the considerations back to Arkells. He thanked Cllrs for inviting them to the meeting.

2. Approved Apologies
Ian Thompson (Chair).

3. Declaration of Interests

Cllr Julian Cooke made a non-pecuniary declaration of interest in respect of the planning application for The Withens.

Cllr Thomas drew attention to the Chair's email to the Clerk that had asked "*if any reference is made in the minutes to individuals who are not councillors that their full name is used and their role/responsibility stated for the benefit of the archives*". Cllrs were happy that these details were provided where professionals were concerned. However, they felt that anonymity should remain for any parishioners reporting problems, etc. to Cllrs which are then shared under Parishioners Feedback/Complaints.

4. Public Question Time

There were no members of the public in attendance.

5. Minutes of Last Meeting

The Chair asked for a proposition that the minutes of the June meeting be accepted as a true record. Cllr McGuigan asked for a small amendment to the X47 Bus Service item, he explained that the minutes should now read:

As a consequence of the withdrawal of the 65 bus service the number 90 bus was now taking a detour via Bourton on some runs.

Action: The Clerk will bring the June minutes to the next meeting for ratification.

6. Matters Arising

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

Archiving

The archiving of the documents in the village hall archive room has been delayed and the item has been carried forward to the next meeting.

Action: The Chair, Cllrs Crisp and Greenhalgh are to co-ordinate the disposal of documents.

Passing Places

This item was to be discussed at 10.9.

Action: This item is to be carried forward to the next meeting.

Pot Hole in Cues Lane

The pot hole in Cues Lane has been reported by Cllr Green and is marked for repair.

Plantation

This has been mown.

Footpath Clearance

Cllr Stephens had spoken to the land owner and he will carry this out as soon as soon as it is convenient.

The steps into the field in Hinton Parva were reported to be badly overgrown. This is on the Lengthman's list of duties, but the Chair was of the view that it had in fact been cut recently.

Action: The Chair is to check that the vegetation has been cut back.

Work to the Dingle

Cllr Thomas explained he had received an update from Martin Fry that day. It appears that the tendering is behind schedule as he has two vacancies in his team and is snowed under with work. He is expecting an ecological report and a report on the underground services shortly. A colleague with experience of the SBC tendering process is now assisting him and is confident that contractors will be on site in October. Martin's manager, Tim Price, was extremely apologetic to Cllr Bennett and requested that he convey that message. Cllr Thomas advised that he had received an email bounce back from Gwyllym Lloyd saying that he has now left SBC.

Article 4 Direction

Cllr Thomas advised that this had been approved at SBC's June meeting. However, there is still some procedure to go through to formalise this. He has asked for the information as soon as it is available.

Action: An article should be put in the newsletter once all the relevant information has been received from SBC.

Action: The Clerk is to keep this item on the next agenda.

Hill House Manor

The Clerk had followed this item up with the Enforcement Officer who had responded to say that the parishioner would not let her onto the property to carry out a full inspection. She had checked from outside of the property but she was unsure which part of the building the alleged unlawful building work related to. The owner says that there has been no new building, it was only repairs and maintenance. If the Parish Council wish to pursue this she can issue a "right to entry" letter.

Action: The Clerk is to forward the email to Cllrs and leave this item on the agenda for the next meeting.

Action: The Clerk is to contact SBC for feedback after the next meeting.

7. **Planning**

The following planning applications had been received.

- **S/15/0878ISPA** – Erection of a single storey extension – The Whithens, Church Row, Hinton Parva

Councillors had no objections to the above planning application.

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

- **S/15/0927HC** - Erection of an extension of the Royal Oak PH to provide a restaurant area and 10 en-suite guestrooms and change of use of The True Heart PH (Class A4) to dwelling (Class C3) and associated works (Part demolition, extension and conversion of existing building) - Royal Oak And The True Heart, Cues Lane Bishopstone Swindon SN6 8PP.

Signed:

Date:

If planning permission is granted a Section 106 condition should be requested to ensure that the True Heart should not be occupied as a single dwelling until the works at the Royal Oak have been completed. There should be a restriction on construction traffic e.g. small loads, any large loads should come in from the northern side of the village. Construction traffic should not use High Street or Cues Lane (from the south) and the Parish Council wishes to be consulted on this aspect in particular as they are concerned that unmanaged construction access will cause major problems. A Construction Management Plan should be requested as a condition of any planning permission.

Whilst the Parish Council regrets the loss of the True Heart, Councillors agreed to support the application and in doing so felt that it was responding to public opinion in support of the application which had been expressed at the public consultation event. Cllrs wanted to minute their thanks to Turley's representatives for attending the meeting to explain the plans.

Action Cllr Thomas is to draft a letter for approval. (Complete)

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

- **S15/0941SASM** - Erection of a barn/store, West Hinton Cottage, Hinton Parva Lane, Hinton Parva
The application for a certificate of lawfulness had been withdrawn and a planning application submitted.

Cllr Brodin informed those present that two parishioners had responded to SBC. Cllrs showed concern that if the application was granted another application would be submitted for a separate dwelling. Cllrs felt a condition should be requested asking that the building only be used for storage ancillary to the existing dwelling and can only be used as a store and not as a garage or accommodation of any kind. The construction should be of timber as shown in the plans.

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

Late Receipt of Planning Notifications

No late planning applications had been received after the agenda had been issued.

PENDING DETERMINATION

- **S/PRIOR/14/1955SASM** – Prior Approval Notification for the change of use from Agricultural Building to 1 residential dwelling (class C3) – Upper Farm, Hinton Parva Lane, Hinton Parva
- **REVISED S/15/0216TB** - Erection of 5 stables, tackroom & hay store – Land at Bodyhorse Hill, Hinton Parva
- **S/LBC/15/0626JABU** – Demolition of current side extension & erection of two storey & single storey side extensions – The Grove, Hinton Parva Lane, Hinton Parva
- **S/ 15/0625JABU** – Demolition of current side extension & erection of two storey & single storey side extensions – The Grove, Hinton Parva Lane, Hinton Parva
- **S/LDP/15/0631SS** – Certificate of Lawfulness (Proposed) for the erection of a barn/store – West Hinton Cottage Hinton Parva Lane, Hinton Parva - **WITHDRAWN**

OTHER ISSUES

None.

GRANTED

- **S/TC/15/0759/JROD** – Erection of 3 replacement antennas and associated ancillary development – Telecomms Mast, Foxhill, Wanborough

REFUSAL

APPEAL – APP/U3935/W/15/3002268 – Land adj Willow House, Church Row, Hinton Parva

8. Reports from Ward Councillor

Cllr Bennett informed Cllrs that Helen Browning is to be the new High Sherriff of Wiltshire. He went on to advise Cllrs of the new Thames Water Pipeline exercise.

9. Reports from Sub Committees

There were no reports from any sub committees.

10. Church Commissioners – DeLoitte's Letter

Cllr Thomas had done some research and he outlined what he had discovered. He showed the new village plan in the new adopted Local Plan. Both sites put forward by DeLoitte's have the same status. They are outside the rural settlement boundary but inside the Conservation Area. He has been through the policies in the adopted plan. The Parish Council have always assumed that if the plan is adopted the village will be well protected because policy SD2, which is the housing policy for the Borough, states that in the "other villages" (of which

Bishopstone is one) development will be supported within the rural settlement boundary or on land allocated in the Neighbourhood Plan or in a site allocations DPD. The latter would be undertaken by Swindon only if the Planning Authority finds itself behind with its 5 year land supply and comes under pressure to identify new sites. Cllr Thomas felt it is highly unlikely that SBC would identify either of the 2 sites being proposed by Deloitte's because there are other policies in the adopted Local Plan that place great emphasis on the preservation of Conservation Areas and of the rural character of the smaller villages.

Bishopstone is not seen as a particularly sustainable location as it does not have shops or a regular bus service. Cllr Thomas is confident that a planning application on these 2 sites would fail. He also advised that even if Bishopstone had a Neighbourhood Plan in place, and in the event that Swindon did not have a 5 year land supply, this would, along with the Swindon Local Plan, be deemed to be out of date and so would be ineffective in any event.

Further discussions took place around the 5 year land supply. Cllr Thomas went on to say that whilst the farm site might appear to be a more logical site the Parish Council needs to be consistent in its response and should not support either of them due to them having the same planning status. Cllrs were unanimous about this decision.

Action: Cllr Thomas is to draft a letter for approval by Cllrs.

Action: The Clerk is to send the Parish Council's response to DeLoitte's.

Cllr Stephens enquired whether the boundary for the Conservation Area could be extended to include the field beyond the Church Car Park. The field contains a lot of archaeology. In an old map dwellings have been shown in the field in the late 1600/1700s.

Action: The Clerk is to write to the Conservation Officer.

11. Main Points

Sewage – Thames Water Report

The work has now been completed. A Cllr reported the leak on the Ickneld Way.

Action: The Clerk can remove this item from the agenda. (Complete)

Action: The Clerk is to contact Denise Kinsella to ask for her help with a contact to report the problem to. (Complete)

Eastern Villages Expansion

There had been no further developments since the last meeting.

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

True Heart/Royal Oak

This had been discussed at item 7.2.

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

Work to the Dingle

This item had been discussed at item 6.6.

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

Article 4 Direction

This item had been discussed at item 6.7.

Action: An article should be put in the newsletter once all the relevant information has been received from SBC.

Action: The Clerk is to keep this item on the next agenda.

Rural Broadband

Cllr Greenhalgh advised Cllrs that UK Broadband are currently still looking for mast sites. They are in negotiation with the Church Commissioners. Cllr Greenhalgh has made them aware that the Church Tower may be available. It is their second favourite site. They are continuing to negotiate with the Forty's Land on the farm and if these fail they would probably fall back to engage with the PCC. James Awdry, IT Contracts Manager, has set up liaisons with the parishes to ensure they are aware and engaged. Cllr Greenhalgh has offered himself as a contact and James has committed to keeping him involved in communications on the progress of mast sites. Service should be available in the middle of 2016.

Signed:

Date:

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

Action: The Clerk is to add SBC's notification in the newsletter. (Complete)

Community Speedwatch

Cllrs Thompson, Brodin, Stephens and Green had attended their training, this means Bishopstone and Hinton Parva each have two trained officers. A speed gun is to be delivered to Hinton Parva and will be shared with Bishopstone and Wanborough. Cllr Brodin felt that this service should be communicated to parishioners to ensure that they are aware that it is to help with parishioners concerns over the excess speeding throughout the Parish and not to victimise or prosecute.

Action: The Clerk is to keep this item on the next agenda.

Action: Cllr Brodin is to provide an article for the newsletter. (Complete)

Passing Places

Cllrs did not understand the email that had been received from SBC, which spoke about costs. It was decided that Cllr Greenhalgh would speak with Robert Sanders to try to clarify the situation.

Action: Cllr Thomas is to contact Robert Sanders.

Action: The Clerk is to keep this item on the next agenda.

Transport Subsidy – Go Ride

Cllr Greenhalgh had not heard anything further. He had offered the Parish Council's support if they needed some help to lobby SBC. Go Ride had contacted Cllr Greenhalgh, as they had heard rumours that the Swindon cabinet have approved a 3 times a week new bus service from Bishopstone and Wanborough to Sainsburys.

Action: Cllr Greenhalgh is to liaise with Cllr Bennett.

Advertising on the Parish Council Website

Cllr Crisp explained that when the Parish Council website was formed the idea was that there would be a fee for advertising on it. The Parish Council offers a free service to local businesses in the parish. Nigel asked that it should be noted on the website that if you have a business in the Parish and you want to advertise it, there will not be a charge. However, anyone outside of the Parish can pay for an advertisement in the newsletter. Cllr Greenhalgh will keep control of this.

12. Accounts to be Paid

The cheques shown in Appendix 1 of the Agenda were presented for approval.

The Clerk's salary and timesheet had been sent to the Chair of the Finance Sub-Committee for checking before the agenda had been issued.

The cheques were proposed for payment by Cllr Cooke seconded by Cllr Brodin and agreed unanimously by those present.

13. Correspondence

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

14. Parishioners Feedback/Complaints

Pothole

A Cllr reported a deep pothole on the second corner when coming from Hinton Springs towards Bourton that is throwing traffic out into the middle of the road.

Action: Cllr Greenhalgh is to contact Fix my Street.

West End Lane & Church Row

Cllrs Stephens and Greenhalgh advised Cllrs that Hills have now finished the building work and both lanes have been widened. They need to reinstate the road and verges, there are lots of potholes and the verges have been badly damaged.

Action: The Clerk is to write to Hills.

Water Leak

A parishioner had reported that there is a water leak at the top of the steps leading down from Cues Lane near the Royal Oak.

Missing Apple Tree

Cllr McGuigan reported that one of the apple trees on the island has been damaged. However another tree has mysteriously been planted.

Footpaths

Cllr Greenhalgh reported that many of the village footpaths needed urgent attention. The Clerk was asked to remind the Lengthman that he should be attending fortnightly and checking when he last attended.

Action: The Clerk is to write to the Lengthman. (Complete)

Action: Cllrs Greenhalgh and Thomas are to liaise.

Body Horse Hill

Cllr Brodin informed Cllrs that the white lines, reflectors and road repairs have still not been carried out.

Action: The Clerk is to ask when the when the work is going to start.

Leak at The Mission

The water leak at the culvert from the mission hall is damaging the lane. The Clerk had reported this to SBC and Streetsmart.

Action: The Clerk is to follow up on progress.

Elm Cottage

A Cllr reported that vegetation at Elm Cottage was extremely bad. The hedge is encroaching over the road badly.

Action: The Clerk is to contact the parishioner.

Overgrown Signs

Some traffic signs within the parish are now covered or obscured by excess vegetation, especially the school sign (approaching from Ashbury), the 30 mph sign in New Town Lane and the Western Gateway.

Action: The Clerk is to write to SBC to ask that they check all signs in the parish for excess vegetation.

Body Horse Hill

Cllr Thomas reported excess gravel on the roads at Hinton Springs, Foxhill and Hinton Parva Village Hall and also by the 30mph flashing sign, which is considered to be dangerous to motorists and cyclists. This had been caused by the recent flash floods.

Bishopstone United Charities

The Clerk had received an email from Laurie Manktelow regarding representation by Karolyn Tapper on the Bishopstone United Charities.

Action: The Clerk is to contact Karolyn to check whether she wants to stand down. (Complete)

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

The meeting closed at 9:56 pm.

15. Date of Next Meeting

The next meeting will take place on Monday 3 August 2015, at Bishopstone Village Hall at 19:30 pm.

Action: Apologies to the Clerk before the meeting. Apologies were given by Cllr Green, Cllr Cooke and Cllr Brodin.

Signed:

Date: