

BISHOPSTONE PARISH COUNCIL
Minutes of the Parish Council Meeting
held at 7:30 p.m.
on Monday 4th December 2017
at Bishopstone Village Hall

Those Present: Ian Thomas (Chair), Val Brodin (Vice Chair, acting Clerk), Nigel Crisp, Julian Cooke, Tom Green, Andy Greenhalgh, Stuart McGuigan, Gill May.

1. Public Question Time

There were 5 members of the public in attendance. They had come to discuss their planning applications numbers S/17/1826/HC and S/17/1897/IH. Councillors listened to their presentations and asked questions. The Chair thanked the parishioners for attending and explained that their applications would be considered as agenda items during today's meeting and the Parish Council's views would be submitted to the Planning Department.

2. Approved Apologies

Douglas Stevens, Lesley Drewett (Clerk), Cllr Gary Sumner.

3. Declarations of Interest

Cllr Green indicated that he had connections to both planning applicants for S/17/1826/HC and S/17/1897/IH. Cllr Brodin explained that she 'wore several hats' with regard to Hinton Parva Village Hall, being a Trustee of the Little Hinton Educational Foundation and the Parish's representative to the Little Hinton Village Hall Trust, as well as a Parish Councillor.

4. Minutes of Last Meeting

The Chair asked for a proposal that the minutes of the November meeting be accepted as a true record. The proposal was made by Cllr Cooke, seconded by Cllr May and unanimously agreed by all present. The minutes were then signed by the Chair.

5. Matters Arising

All actions from the previous meeting had been completed except:

White Lines

The Clerk had chased progress with Ryan Dowling at SBC who had confirmed that the white lining works will be carried out when the van is next in the area; there is only one van.

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

Fly Tipping Cameras on and around the Ridgeway

This item was ongoing. Cllr Stevens is to work on a policy for the installation of a camera. It was agreed that Cllr Crisp would defer purchase of a camera until a policy was formulated and Councillors would revisit whether there was still a need for a camera in the springtime.

Action: The Clerk is to keep this item in Matters Arising.

Action: Cllr Stevens is to draft a policy for the installation of a camera.

Closure of the Ridgeway to Vehicles

Cllr Sumner was not in attendance and this item was carried forward to the next meeting. Councillors were interested to know whether and by what means a Traffic Regulation Order might be implemented.

Action: Clerk to ask Cllr Sumner for an update

Hinton Parva Septic Tank

Cllr Sumner had provided an update by email. He had met with council staff, who had been liaising with the council's legal team to discuss possible solutions regarding resident payments for long term maintenance and future replacement of the septic tank. There was a potential solution under consideration and Cllr Sumner will meet officers again in January to review progress with a view to meeting residents probably in March.

Action: Cllr Sumner to provide future updates on progress (Complete)

Signed:

Date:

Lengthman Work

The Chair and Cllr Crisp have reviewed the Lengthman's contract and consider that the wording of could be simplified.

Action: The Chair is to amend the existing contract and circulate to Councillors for comment before the end of the year.

Parishioners Feedback & Complaints

Cllr Crisp has forwarded some pictures of overgrown 30mph signs to SBC as this is considered to be a Highways problem.

Ridgeway Anti-Social Behaviour

There had been no further reports of anti-social behaviour on the Ridgeway. In future this matter will be considered under the agenda item 'Community Safety'.

6. **Planning**

S/17/1826/HC land at Alfresco Childcare, Newtown Lane, Bishopstone. Councillors were anxious to maintain consistency of response with reference to planning applications for sites outside village settlement boundaries and/or within conservation areas. The Chair explained that recent rulings on SBC's lack of a five-year land supply had implications that must be considered in the Council's response. He outlined the relevant planning regulations and key considerations. Councillors noted particularly that new development was required to 'enhance or preserve' in a conservation area and that the onus was on the applicant to demonstrate the benefits of a proposed development. Councillors considered that the size, style and spacing of the proposed buildings were out of keeping with the location. Councillors asked the Chair to draft a response objecting to the principle of development outside the settlement boundary, expressing their concerns about the design in the context of the conservation area, and requesting further consultation should officers be minded to approve this application.

Action: The Chair is to draft and circulate a proposed response (Complete)

S/17/1897/IH Starveall Farm, Bishopstone – councillors had no objections to this proposal.

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

Late Receipt of Planning Notifications

PENDING DETERMINATION

- **S/17/1232/TB** – Erection of 1 no dwelling & associated works – 5 High Street, Bishopstone – awaiting revised plans.
- **S/15/1701/RM** – Erection of 1 dwelling – Land off Short Drove, Hinton Parva, Swindon – **REVISED** – The Chair informed those present that the extension of time for this application had expired on 1st October 2017. The original application had been submitted in October 2015. The Borough are still negotiating with the applicant. The Chair advised that Cllr Sumner had received confirmation from Dave Dewart that it will not satisfy any of the para 55 NPPF tests but that SBC could not prevent the applicant from coming back with new submissions. Cllrs disagreed and felt the application should be refused.
- **S/RES/16/1233/KC** – **REVISED** - Application for approval of reserved matters in relation to appearance, landscaping, layout and scale for phase 5 (Unit 1) of outline planning permission S/OUT/14/0253 – Employment development including B1b (research & development/light industrial), B1c (light industrial), B2 (general industrial & B8 (warehouse & distribution), new landscaping & junction to A420 (means of access not reserved – Eastern Villages South, Land At And To The South of A420 (Great Stall Middle), Swindon, Wilts
- **S/16/1225/KC** – **REVISED** - Application for approval of reserved matters in relation to appearance, landscaping, layout and scale for phases 1-4 & 7 of outline planning permission S/OUT/14/0253 – Employment development including B1b (research & development/light industrial), B1c (light industrial), B2 (general industrial & B8 (warehouse & distribution), new landscaping & junction to A420 (means of access not reserved. (Variation of condition 1 from Reserved Matters Application S/RES/15/1522 -Eastern Villages South, Land At And To The South of A420 (Great Stall Middle), Swindon, Wilts
- **App/U3935/W/16/3154437/APP/U3935/W/16/3154441** – Outline Planning Application (with means of access off Wanborough Road not reserved) for up to 200 dwellings (Use Class 3) with open space, landscaping & associated road & drainage infrastructure to form the southern part of Lotmead Village – Lotmead site, Eastern Villages, Swindon
- **APP/U3935/W/16/3154437/APP/U3935/W/16/3154441**- Outline planning applications (with means off Wanborough Road not reserved) for the demolition and/or conversion of the existing buildings on site & redevelopment to provide up to 2,600 dwellings, up to 1765sqm of company/retail uses (Use

Class D1/D2/A1/A3/A4), up to 3,000 sqm of business/employment use (Class B1), a primary school, open space, strategic landscaping & other green infrastructure (including SUDs & areas indicative primary access road corridors to the A420 & improvements & widening of existing route off Wanborough Road to provide pedestrian, cycle & bus access – Lotmead Site, Eastern Villages, Swindon

- **S/OUT/16/0021** – Outline planning application for the erection of up to 370 dwellings, a local convenience store, a primary school, open space, landscaping, on site infrastructure. Means of access not reserved – Redlands, Swindon
- **S/OUT/13/1555** – Outline planning application for up to 2380 dwellings, mixed use local centres/areas, community uses, sheltered and /or care accommodation, up to two primary schools, green infrastructure including formal & informal open space, play space, sports facilities, sustainable drainage, engineering works & including ground re-modelling, other infrastructure, demolition & the formation of new accesses from the A420, Old Vicarage Lane & Thornhill Road – Eastern Villages North, Eastern Villages, Swindon
- **S/OUT/16/0021** – Revised Outline Planning Application for the erection of up to 370 dwellings, a local convenience store/community facility, primary school, open space, landscaping, access points to and from Wanborough Road and northern site boundary and eastern boundaries and associated infrastructure. At: Redlands, Eastern Villages, Swindon

GRANTED

S/HOU/171507/IH – Installation of solar panels, Charlbury Cottage, Icknield Way. Bishopstone – granted.

Action: Chair asked the Clerk to contact planning officers to request information on the rationale behind this decision. (Complete)

REFUSAL

NONE

OTHER ISSUES

NONE

7. Report from Ward Councillor

Cllr Sumner was unable to attend owing to other commitments.

8. Reports from Sub Committees

There were no subcommittee reports.

9. 2018/19 Precept

Councillor Crisp presented the finance committee's budgetary review and proposed that in view of the Council's healthy reserves there should be no change to the precept next year. The motion was seconded by Cllr Brodin, and passed unanimously. It was agreed that once final numbers have been agreed, an article should be published in the Parish Times to highlight the good value provided and the budgetary prudence achieved.

Action: Cllr Crisp to draft an article for the Parish Times

10. Lengthman Work

The Lengthman's contract had been discussed in Matters Arising.

11. Community Safety

CSF: No date had yet been received for the proposed January meeting of the Community Safety Forum.

Action: The Clerk is to forward the January meeting date to Cllrs once it is available.

Defibrillator: Cllr Greenhalgh reported that several users of Bishopstone Village Hall had expressed a wish to be trained in the use of the defibrillator. Councillors agreed this would be beneficial and that the Parish Council should organise and pay for such training. Cllr McGuigan believed that his son would be willing to provide the training once again.

Action: Cllrs Greenhalgh and McGuigan to liaise to arrange training for volunteers.

Signed:

Date:

12. Hinton Parva Village Hall Lease

Cllr Brodin referred councillors to a briefing note circulated prior to the meeting and explained that the Parish Council has been the leaseholder of Hinton Parva Village Hall for around 40 years. The Parish Council is Custodian Trustee for the Little Hinton Village Hall Trust which, as an unincorporated charitable trust, is not a legal body and thus unable to hold the lease itself. The Village Hall Trust takes care of the rent, day-to-day management and repairs to the building (including major repairs such as the new floor, insulation and double glazed windows recently installed). By the terms of its governing document, the Village Hall Trust indemnifies the Parish Council against all costs. The Village Hall Trust now has the expectation of raising further substantial funds from the Landfill Trust to insulate and replace the roof, which will leave the hall in excellent repair for the foreseeable future. The Village Hall Trust wishes the Parish Council to renew the lease, to ensure the continuation of the village hall for the next generation.

Cllr Brodin asked the Parish Council to agree to renew its lease for another 20 years. The motion was proposed by Cllr Crisp and unanimously carried. Councillors nominated the Chair and Cllr Crisp to sign the lease on behalf of the Parish Council. Councillors thanked Cllr Brodin for her work in coordinating matters around the lease renewal.

Action: Cllrs Thomas and Crisp to sign the lease on behalf of the Parish Council when the final copy is presented by the Landlord's solicitors.

13. Main Points

Church Commissioners

Proposals for future housing development on Church land are still at the pre-application stage so there was nothing further for councillors to discuss.

The Wyncies Parking

SBC are carrying out a survey to inform deliberations about the potential viability of a Blue Badge scheme. Further information should be available in late January/early February.

The use of drones in the Parish

Cllr Crisp has received complaints about intrusive drone flying in Hinton Parva. Councillors agreed that it would be timely around Christmas for the Parish Times to include an article about sensible use of drones and the avoidance of invasion of privacy.

Action: Cllr Crisp to write a seasonal article for the Parish Times about drone use.

Village Litter Pick

The Chair suggested it was time to organise a village clean up. Councillors agreed that early February would be most suitable.

Action: Chair will liaise with Clerk to make arrangements and will write an article for the Parish Times accordingly. (Complete)

14. Accounts to be Paid

The cheques and membership renewals 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. Payments as listed were agreed unanimously by those present.

15. Correspondence

The Chair asked Cllrs if they wished to view the correspondence, none did.

16. Parishioners Feedback/Complaints.

Handrail for steps to Dingle

Cllr Green had received a request from elderly parishioners asking that a handrail be provided on the steps from Cues Lane down to The Dingle. Councillors agreed this could benefit accessibility, and that a quote should be obtained accordingly.

Action: Chair to request a quote from Allbuild

New Road

Cllr McGuigan informed councillors that New Road was now in an extremely dangerous state of disrepair and many parishioners have suffered damage to their vehicles. Councillors agreed that residents should be informed of the problem and alternative routes, and should be encouraged to add weight to the Parish Council's ongoing representations to SBC through making individual complaints and claims for compensation for damage.

Action: Cllr McGuigan will write an article for the Parish Times. (Complete)

Fly Tipping

Cllr McGuigan reported a number of incidents of fly tipping.

Action: Cllr McGuigan to inform the Clerk of the items and locations. (Complete)

Action: Clerk to report the issues to the relevant department at SBC. (Complete)

17. Date of Next Meeting

The next meeting is due to take place on Monday 8th January 2018 at Hinton Parva Village Hall at **7:30 pm**.

Apologies received in advance from Cllrs Brodin and Green, who will be taking part in the village Amateur Dramatics production that week.

The meeting closed at 8.50 pm.

Signed:

Date: