



LIDDINGTON PARISH COUNCIL

Minutes of the meeting held on
Wednesday 3rd October 2018 at 7pm at Liddington Village Hall

Present: Councillors Bunney, Hill, Lomax, Moore, Spillane and Wilson (Chair)
Also in attendance: Val Curtis (Clerk)

1. APOLOGIES

Resolved: To approve Cllr Cripps reason for absence (unavailable).

2. DECLARATIONS OF INTEREST

Cllr Lomax declared an interest as the Parish Council's representative on the Village Hall Committee.
Cllr Hill declared an interest as a member of the Village Hall Committee.

3. MINUTES OF PREVIOUS MEETING

Resolved: The Minutes of the Full Council meeting held on 5th September 2018 were approved and signed as a true record.

4. MATTERS ARISING

Stiles – Swindon Borough Council have confirmed that the stiles have been added to the list for action.

Rocker – A representative from Kompan had attended the site as part of the process for obtaining quotes for additional equipment and inspected the piece of equipment. To date no response had been received.

Finger Post sign – replacement sign had been installed

Robert Buckland – no response received to date for outstanding items from meeting in August

Spinney Close Green – Cllr Sumner had chased SBC, no update received to date, Cllr Moore to make contact with Cllr Sumner
Action – Cllr Moore

SHELAA – has now been published. Several sites close to the Liddington boundary were included although not permitted; North of Meadow Way, Hill's Site off Dayhouse Lane and Ham Road

Bell Lane hedge – not actioned, Clerk to chase
Action – Clerk

Petition – Clerk had responded to the Petitioner and written to the Vicar and the Diocese of Bristol, both of which had responded. Cllr Wilson had met with the Vicar on site and discussed a compromise solution for the way forward. As the main area of concern was due to the disrespect being shown to the graves by users of the football pitch, introducing a Sports Pitch Agreement giving terms and conditions of use to be researched. To mitigate other issues that the Parish Council had recently been made aware of the Agreement would also cover car parking in the Village Hall car park, address the discarded litter and stipulate the correct route into the recreation field via Church Road and Parsonage Yard.

Highways/Speeding issues – Meeting with SBC to discuss future options to be held with SBC Highways on 4th October 2018.
Action - Cllrs Spillane and Wilson

Village Clean-up – a priority list for areas needing attention to be compiled. Clerk to provide Risk Assessment.
Action – Clerk

Village Meeting – agenda to be compiled detailing what will be discussed and who will speak

Action – All

Playing Field – The wood has been ordered for the refurbishment of the benches by Cllr Cripps, awaiting delivery

5. PUBLIC SESSION

As no members of the public were in attendance, the Parish Council continued with the meeting

6. PLANNING MATTERS

(a) To consider any planning applications:

Application: S/HOU/18/1505 (5th October 2018)

Location: Street House Farm, The Street, Liddington SN4 0HD

Proposal: Conversion and extension of a former agricultural barn, for use as domestic garaging and storage of vintage farm machinery and implements

Resolved: the following comments to be submitted:

1. It should be pointed out, to avoid any doubt or confusion, that the site is in no way a working farm. For many years the house has been a private dwelling house. There is no land with the house apart from the immediate garden and curtilage.
2. It follows that the need for this proposed new building should be questioned, especially where a Dutch barn also on the site has recently been renovated and would be ideal for storage of hay, etc. and implements.
3. There is an indication that the proposal is in some ways a renovation of an existing dilapidated barn, but in fact it is essentially a new construction. The existing building is much lower and of much less visual effect.
4. From the drawings provided it is difficult to see the effect of the height of the proposed building, but given the size of the footprint, it appears to be a very large construction and of a height excessive in this particular position.
5. Furthermore, the building is of a size that far from being subordinate to the main dwelling house, it will be dominant and will detract from the appearance of the area. The two Heritage Reports supplied with this Application refer to the applicant's plan to erect additional houses on this site, it is conceivable that this represents the true purpose of this proposed building.
6. The effect of this proposal on the skyline also needs consideration. The site has a prominent position on the escarpment, this building would alter significantly the views from the North and from the main road.
7. In the context of the site's location in the Conservation Area and the North Wessex Downs AONB, and policies in the Local Plan (including Policy EN10) the proposal seems inappropriate.

In view of the above Liddington Parish Council OBJECTS to this Application.

However, we are most willing to discuss the Applicant's plans and proposals for this site with him and/or his architect.

Application: S/OUT/18/1093 (5th October 2018)

Location: Land at Marlborough Road, Coate, Swindon

Proposal: Outline application for the erection of up to 70no. dwellings and associated works – Vehicular access from Marlborough Road not reserved.

Resolved: the following comment to be submitted:

The previous comments submitted on 24th July 2018, as detailed below, still stand. A reduction of 5 houses makes no difference to the proposal.

The Site

This is a pleasant “oasis” of lawns with attractive hedging fronting on the main road (A4259). It is a welcome contrast to the van sales area and other unsightly features on this road.

Access and Highway aspects

The maps provided by the applicant reveals that the A4259 became a dual carriageway between 1969 and 1993. The actual date when this happened should be within the knowledge of SBC. Since then the following new accesses have been created on to the northbound carriageway. All of these are controlled by traffic lights.

- Entrance to The Great Western Hospital. This is the only vehicular access to the Hospital and is very busy, causing congestion at peak times.
- Two accesses to the Badbury Park development now approaching 1000 properties and the possibility of another 300 to 400 additions.

These are in addition to the pre-existing junctions with the access road to Coate Hamlet and with Day House Lane. There must be a limit to the number of vehicle movements that can be accommodated on this short section of road with numerous successive junctions; the idea of a further development of “up to 75 units” connecting onto this road is not supportable. If this proposal were implemented, the exit therefrom would have to be left turn only, and access could only be from northbound traffic. This would lead to many additional vehicle movements through the already congested Coate and Commonhead roundabouts. It is also probable that vehicles exiting the proposed development would turn into Day House Lane, a lane already over used by commuters.

The concerns expressed by Highways are a major concern to us as users of this 50mph dual carriageway with 6 entrances to/from the dual carriageway within a distance of approximately half a mile. Since it would be unwise to further increase the number of controlled junctions it would be strongly advisable to have long enough slip roads for entrance and exit from the A4259. Confusion is also likely to arise with the close proximity of the Van Centre site.

As is mentioned in the Highways comments it is highly likely that the hospital entrance will be further congested by vehicles using its entrance in order to access the new development from the West rather than use the longer Commonhead route

Over-Development of a Constricted Site

The suggestion of up to 75 units in this location is absurd. (The scope for horse-trading is obvious). The site is a mere 2 hectares and is of a very odd shape not lending itself to an orderly development and certainly not likely to lead to appropriate facilities and amenities such as open space being incorporated. The site is bounded on one side by the Hospital (on a site generally agreed to be inadequate) and at the rear by recently built properties at Badbury Park. Despite indications to the contrary in the application documents, there seems to be no prospect of connection to the Badbury Park facilities. The latter facilities such as the community hall, have been criticised as being too small even for the development they are supposed to serve. There are no sports fields. There is a suggestion that open space areas might be “taken over by the Parish Council”; this aspect has not been discussed with Liddington Parish Council.

Conclusion

This is an over ambitious elongated infill development which in no way is “sustainable”; hence any presumption in favour of development can be rebutted. It would just be a large number of houses squeezed into a small site without any connection to any existing or proposed community with no localised facilities for residents

If the applicant wishes to proceed with anything resembling this proposal, then it should be requested to withdraw the outline application and re-submit it as a detailed application with much greater detail about the site layout and how the difficulties referred to above can be mitigated. This would then ensure that the proposal is submitted with a full consideration as to access, residential density and local amenities together with traffic modelling to ensure a safe access.

A more attractive solution would be to propose a development of a secluded close with a much smaller number of larger properties.

(b) It was noted that the following application had been granted permission:

S/HOU/18/1238 – 27 Hillside Cottages, Purley Road, Liddington – Erection of a two-storey side extension and detached garage

7. WARD COUNCILLOR REPORT

There was no Ward Councillor's report as Cllr Sumner was unable to attend the meeting.

8. FINANCE

(a) It was resolved to approve payment of the following:

- Chairs Allowance - £75.00
- Clerk's remuneration, July, August & September 2018 – £556.25
- Administration allowance, July, August & September 2018 - £43.75
- Members expense – Unlimited webhosting - £3.59

(b) It was resolved to approve payment of the following Standing Order:

- Adams & Watt – Annual grass cutting contract – October instalment - £388.70

(c) Monthly bank account reconciliation – The meeting agreed that the bank accounts were in sound order

(d) To review and approve Quarter 2 budget monitoring – it was resolved to accept and approve the Q2 finance statement

9. VILLAGE MATTERS

(a) Complaint from resident re condition of the playing field

Resolved – As the Parish Council was also aware of other complaints and areas of concern, the suggestion of a Sports Pitch Agreement giving terms and conditions of use to be researched. Clerk to respond to the resident **Action - Clerk**

(b) Proposal for the distribution of the Lyden Magazine

Several other suggestions were made, and additional questions arose during the discussion. Cllr Moore to contact the Clerk of Wanborough PC to progress **Action – Clerk/Cllr Moore**

10. PLAY EQUIPMENT

The Meeting selected two of the three suppliers for display to obtain feedback from the Residents at the Village Meeting on 7th November 2018.

11. ANNUAL PLAYGROUND INSPECTION

Resolved - To approve the quote of £65 + VAT received from Play Inspection Company for the annual playground inspection **Action - Clerk**

12. DEFIBRILLATOR

Cllr Lomax proposed that two units were purchased, one to be sited at the Village Hall, the second in the disused telephone box if practicable, if not the exterior of the Village Inn should be considered (subject to appropriate permissions being obtained). Cllr Moore seconded the proposal which was unanimously agreed. **Action - Clerk**

13. WILTSHIRE ASSOCIATION OF LOCAL COUNCILS – EMPLOYMENT SERVICE CONSULTATION

The Meeting fully supported the proposal received from WALC for HR support services to be provided by a third-party company. **Action - Clerk**

14. COUNCILLORS' REPORTS

Swindon Area Committee – Cllr Wilson attended what was a good meeting, although not everything was minuted correctly. Biggest area of concern was the need for a two-year review after Transfer of Services as responsibilities are becoming blurred.

Science Park exhibition – this is an enormous site with the title not representing what is proposed. First phase would be a large warehouse/distribution building. Research & development facilities may be included later

Community Safety Forum – Cllr Wilson attended. A good meeting that is useful for Parishes and the Police. Lots of drug issues where exploitation of young people is of specific concern, so safeguarding is a priority. The police are becoming more involved with Community Safety and Community Speedwatch.

Community Speedwatch – July stats show that the total number of vehicles checked was 2,257 by the core team of 4 volunteers with 78 speeders identified. Letters were sent to 46 where the speed was registered as between 36-43 mph. Excessive speeders numbered 10.

Playing Field – Cllr Bunney confirmed that he carried out the fortnightly safety inspections on the play equipment on 15th & 30th September.

15. PARISH MAGAZINE

The meeting agreed to put the following in to the Parish Magazine:

- Village Clean up - reminder
- Village Meeting – reminder to include play equipment options are available to view on Liddington.org website
- Defibrillator decision

16. CORRESPONDENCE

The meeting noted the following correspondence for information:

- Dragonfly – Wilts and Berks Canal Trust – AGM Edition – September 2018
- Royal Mail – Scam Mail warning letter and poster
- Active Places – Welcome Pack of equipment

17. ITEMS FOR INFORMATION/FUTURE AGENDA

An email had been received from a local Charitable Trust detailing the reseeding work that had been carried out on the Church Road triangle. The Meeting acknowledged the work involved and agreed for a letter of thanks to be sent

Action - Clerk

The meeting concluded at 9.35pm

Signed

Date.....