

At a Meeting of the
COUNCIL for the **PARISH** of **WRAYSBURY**
held in the Village Hall at 7.30pm on
Monday 18th April 2016

**Present: Councillors Mrs M Lenton (Chairman), J Lenton, P Lord, G Sinclair,
Ms S Nicholls, Mrs D Hughes, Mrs L Andrew, M Williams, A Moran,
A Davies and the Clerk.**

65/16 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr E Larcombe.

66/16 DECLARATIONS OF INTEREST

Cllr A Davies declared an interest in planning application no.16/00961 Concord Garage; his garden backs on to the boundary of the site and his current employer has links with the proposed tenants. He spoke for 2 minutes on the application and then left the room whilst it was being considered.

67/16 QUESTIONS FROM THE PUBLIC

None received.

68/16 PLANNING APPLICATIONS

The Parish Council discussed the following applications and made representation to the Local Authority as shown. Being a Member of the Development Control Panel, Councillor J Lenton left the room and took no part in the discussions.

Application no 16/00961 Concord Garage

Mr J Heppell of WYG spoke for 2 minutes on behalf of his clients FPC (Wraysbury) Ltd. He stated due to flood plain issues, planning history and a drainage engineer's report that the land was best suited to a commercial development. The single story convenience store, to be let to the Co-Op, would result in the removal of the oil tanks and petrol forecourt and canopy, the refurbishment of the run down building so improving the general appearance of the site. It would provide 15 local jobs and improve the choice of food retail in the village.

Members of the public spoke for 2 minutes and the following concerns were raised:

1. The increase in traffic in an already congested area of the village could result in a danger to pedestrians.
2. The demise of the local shops and facilities (the Post Office and Chemist) due to competition.
3. A lost opportunity to provide additional housing in the village, especially 1 and 2 bedroom properties.

Cllr A Davies raised his concerns over the low number of car parking spaces proposed, stating that once the car park was full, cars were likely to park along the road causing a hazard. (He then left the room and took no further part in the discussions)

Cllr Mrs L Andrew, having spoken to nearby residents, raised their concerns over privacy and security. Also the arrival of large delivery lorries to the site could result in traffic backing up along the road.

Cllr Sinclair considered that the arrival of such a convenience store would change the identity of the village, with many of the existing shops not being able to compete.

Cllr A Moran questioned Mr Heppell on the details of the plan. Mr Heppell stated that they intended to retain as much as possible of the larger existing building but this would depend upon the state of the building. He confirmed that there would be a loss of residential space (3 bed flat on the 1st floor). Cllr Moran questioned why this was not declared on the plans as required. He also questioned why the plans stated that there was no trade waste or effluent on the site whilst a waste area was clearly marked. The bus stop opposite the site entrance had also been omitted from the plans and this could have consequences for traffic going to and from the site. He also raised concerns over the apparent use of the pavement along the front of the property being used by delivery vehicles.

Cllr Lord referred to the Neighbourhood Plan that is currently being developed, stating that the development of smaller property in the centre of the village is of a higher priority. The site in question is on a dry island with a necessary escape route so felt that a sensibly planned residential development would be preferable.

Cllr Nicholls stated that with a proposed floor area of 310m² the provision of 15 parking spaces was very inadequate especially considering the 15 proposed members of staff. She also felt that the proposed opening hours (6am to 11pm 7 days a week) was inconsiderate to local residents. The application was strongly objected to by all Councillors.

Application Site	App. No	Proposal	Parish Council Comments
9 The Avenue Wraysbury, Staines TW19 5EY	16/00887 FULL	Construction of garage and ancillary accommodation, new access with gate and driveway following demolition of existing garage	No objection subject to compliance with local policies.
Concord Garage, 31 Windsor Road, Wraysbury, Staines TW19 5DE	16/00961 FULL	Change of use from car sales showroom and repair and servicing workshop (sui generis/B2) to shop (A1). Including extension and alterations together with associated access, parking and refuse storage, following demolition of one of the existing buildings and canopy.	Strongly objected to on the grounds of insufficient parking, increase in traffic in an already congested area of the village (access opposite a bus stop), unneighbourly and inadequacies of the application. (See above)
34 Ouseley Road Wraysbury, Staines TW19 5JA	16/00777 FULL	Replacement access point and dropped kerb.	Objection on grounds of the proposed access point being too close to a bend in the road and therefore dangerous.

34 Ouseley Road Wraysbury, Staines TW19 5JA	16/00776 FULL	Construction of outbuilding.	Objection on grounds of over development in a flood plain area.
16 Waylands Wraysbury, Staines TW19 5DZ	16/01057 FULL	Part single, part two storey side extension and alterations to fenestration.	Objection on the grounds of over development in a restricted area in breach of 106.

The following items were considered although not included in the agenda and will be included in the agenda for the next meeting for the benefit of public interest and for ratification.

24 Welley Road Wraysbury, Staines TW19 5DJ	16/01168 FULL	New vehicular access with dropped kerb.	No objection subject to compliance with local policies.
30 Friary Road Wraysbury, Staines TW19 5JP	16/01071 FULL	Retention of existing double garage (retrospectively)	Objection on ground of lack of information.
Friary House, 6 Friary Island, Friary Road, Wraysbury, Staines TW19 5JR	16/01108 VARIATION UNDER REG 73	Construction of double garage (retrospectively) as approved under 15/01962 without complying with condition 5 (balcony screening)	Objection on ground on privacy issues.

The following items were considered at the last meeting due to time constraints and are included on this agenda for the benefit of public interest and for ratification. The comments were duly ratified.

60 Staines Road Wraysbury, Staines TW19 5BS	16/00809 FULL	Single storey rear extension with 1 no. rear dormer to facilitate loft conversion and construction of front garage.	Objection on grounds of overdevelopment on a flood plain.
Land opposite 1 Harcourt Wraysbury, Staines.	16/00862 FULL	Provision of 4 no. additional parking spaces and 1 no. motorcycle space.	No objection subject to compliance with local policies.

69/16 COUNCIL MINUTES

The minutes of the meeting of the Parish Council held on Monday 21st March 2016 were agreed, after some minor alterations, and signed as a correct.

70/16 ACTIONS AND MATTERS ARISING

None

71/16 COMMUNICATIONS AND CORRESPONDENCE

None

72/16 REPORTS FROM BOROUGH COUNCILLORS

Cllr J Lenton advised that:

- Complaints had been received concerning the continued activities of RK Leisure by the Welley Road entrance with a large number of top soil deliveries being received. An update on activities is to be requested.
- The Queen is due to take part in a 'walk about' in Windsor on Thursday. Full details can be found on the Borough web site.
- A road link in Maidenhead has come in over budget and as a result 1 million pounds will be lost from this year's budget. These cuts may affect already approved plans.
- Pension fund monies are being proposed to finance infrastructure projects resulting in a possible gap in future pension funds.
- Planning application 16/00745, Magna Carter House, has been refused due to the applicants failure to respond to the Borough's request for further information.

73/16 REPORTS FROM LEAD MEMBERS

Properties

- The Cricket Club have request to view the electricity meter and bills as they dispute the invoice submitted by the Parish Council.
- The wicket covers with advertisements are now on the Green. Cllr Moran is to remind the Cricket Club that the land owners consent is required as a condition of the planning permission.
- Two benches are to be purchased, 1 in memory of Mr T Rooks, to be installed by the Parish Council, and 1 for a long standing player whose family are to finance the installation.
- The football club need two dug outs for their new league. Once a design has been agreed upon costs will be discussed with the Parish Council. Cllr Moran believes there is sufficient 106 monies remaining to finance the project.
- Cllr Moran inspected the Play Park and its condition is as previously stated. Quotes for works were requested from 3 contractors, none have responded so alternative builders will be sort.

Greens

- Cllr Williams advised that routine maintenance work have taken place.
- The clearance of the waste along Wraysbury Road on the boundary of Affinity Water has not yet taken place despite Streetwise being chased again.

Waterways

- Cllr Sinclair asked if the Parish Council had a reply from Affinity Water with regard to Queensmead Lake. He was advised Affinity Water had been asked for an update but as yet a reply had not been received.
- Cllr Sinclair voiced his concerns about the fallen tree in the Wraysbury stretch of the Thames. He reported that it is slowly working loose and should it break loose would need to be removed as a matter of emergency.

74/16 WRITTEN REPORTS FROM EXTERNAL GROUP MEMBERS

None

75/16 FINANCE

(a) The following payments were approved and the cheques signed according.

Ch. No	Payee	Budget	Nett	VAT	Gross
945	Staff Costs. F	Admin	360.00		360.00
947	Staff Costs. A	Admin	349.61		349.61
948	M Keynes	Labour	203.40		203.40
950	HMRC	PAYE	94.60		94.60
949	Staff F	Office	50.00		50.00
951	Staff A	Office	50.00		50.00
953	Zurich Ins	PL Ins	427.87		427.87
954	Garden Designs	Grass	884.15	176.83	1060.98
955	LAANC	Membership	100.00		100.00
956	St Andrews Church	NHPG	100.00		100.00
957	J Slater	NHPG	1931.20		1931.20
958	Mail Box	NHPG	134.50	26.90	161.40
959	M Lenton	NHPG	93.00		93.00
960	Banners	NHPG	185.00	37.00	222.00
Received	Precept	33100.00			
	C.Tax Grant	2127.75			
	Community Building	402.71			

(b) To Receive the RFO's Report.

Nat West Bank A/C – one more signature to clear

Unity – Now in a position to change administrator details and signatories.

Once accounts details have been amended and statements received the final cash flow can be calculated.

Outstanding matters

- Payments outstanding for 2014/15 and 2015/16 building insurance for Cricket and Football Clubs along with 2015/16 for the Community Building. Cllr Moran to chase the 2014/15 payments and the invoices for 2015/16 are yet to be issued.
- Repayment for the Flood Storage Cabin by the Village Charity. Cllr Moran advised that the invoice has not yet been received.
- The Cricket Club have received the electricity invoice but not yet paid. Cllr Moran is in communication with the Club.

76/16 NEIGHBOURHOOD PLANNING GROUP

Cllr Mrs M Lenton reported that the consultation meeting on 9th April had been very successful with residents of both Wraysbury and Horton attending and is very grateful to all those involved. 160 residents signed in but more may have entered without signing in. The online survey is open until the end of the month.

77/16 CHAIRMAN'S REPORT

Cllr Mrs M Lenton reported that she is in the process of writing an article for the Wraysbury News and will be including an update on the Neighbourhood Plan and the arrangements for the Queen's 90th Birthday celebrations.

78/16 THE QUEEN'S 90th BIRTHDAY CELEBRATIONS

Cllr Mrs M Lenton reported that a birthday card had been sent on behalf of the Parish of Wraysbury. Arrangements for the Beacon and fireworks on 21st are taking shape with the Scout providing refreshments although no alcohol would be on sale as licences had not been organised in time. Future activities include a flower festival, an exhibition, a picnic on the Green with entertainment and 9 cakes with 10 candles on each, followed by a ¼ peel and a traditional church service.

79/16 PAROCHIAL CHARITIES TRUSTEES

Mr P Knot of the Parochial Charities advised that the Parish Council is required to nominate 4 of the 8 trustees and that there are now 2 vacancies for Parish Council nominated trustees. He suggested that in order to achieve a balanced committee he would prefer, if possible, nominees to be below 50 and female. Cllr Mrs L Andrew had 4 likely candidates in mind. A sub-committee is to be formed to discuss and recommend nominees at the next Parish meeting. The sub-committee will consist of Cllrs Mrs L Andrew, Mrs S Nicholls and Mrs M Lenton.

80/16 VILLAGE VERGES

Cllr P Lord gave a comprehensive presentation on the state of verges along the Wraysbury Road. He concentrated on 3 area; the roundabout, lay-by opposite Colne Way and cul-de-sac by Bell Weir. It was decided that a review of the state of the verges within Wraysbury as a whole should be conducted and discussed at the next meeting. An invitation to attend will be extended to Borough Councillor Raynor.

81/16 EA TRAINING

Cllr Mrs M Lenton advised that she had received a request from Mr S Salmon, Community Resilience Advisor, River Thames Scheme, to hold a training event with flood volunteers following a successful course held for Cookham Parish Council. The Parish Council was in agreement that the offer should be accepted and would prefer that the event should take place of an evening. A formal invitation to attend is to be sent to S Khan.

82/16 MOTIONS SUBMITTED TO THE MEETING

None

83/16 ITEMS FOR PLACEMENT ON FUTURE AGENDAS

Village Verges
Parochial Charities Trustee Nominations

84/16 ANY FURTHER QUESTIONS FROM THE PUBLIC

None

85/16 EXCLUSION OF THE PRESS AND PUBLIC

It was proposed by Cllr A Davies that the press and the public be excluded from the next items on the agenda as the business to be discussed was of a confidential nature and would prejudicially affected by public interest. This proposal was made in accordance with the Public Bodies (admission to meeting) Act 1960. LGA 1972 ss 100 and 106. This was seconded by Cllr J Lenton and agreed without dissension.

.....Chairman Date