

At a Meeting of the
COUNCIL for the **PARISH** of **WRAYSBURY**
held in the Village Hall at 7.30pm on
Monday 20th June 2016

Present: Councillors Mrs M Lenton (Chairman), J Lenton, P Lord, G Sinclair, Mrs D Hughes, Mrs L Andrew, M Williams, A Moran, E Larcombe and the Clerk.

112/16 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Ms S Nicholls, A Davies and C Raynor.

113/16 DECLARATIONS OF INTEREST

Cllr E Larcombe declared an interest in the Splash with relatives living alongside the area.
Cllr Mrs D Hughes declared an interest in planning application no 16/01725 Charles Morris Fertilizer and did not speak on the subject.
Cllr G Sinclair declared an interest in Reeds Garage.

114/16 QUESTIONS FROM THE PUBLIC

Mr H Perez of the Wraysbury Speed Watch Group asked what the term 'called in' meant in relation to the Concord Garage Planning application and what the next course of action should be. Cllr J Lenton explained that having been called in the application would be determined by the panel. However, the application, having been recommended for refusal by the Borough had been withdrawn by the applicant.

Question by proxy – a request was made for signs to be erected by the Splash requesting that people do not throw bread into the water as it is attracting vermin. This was agreed and Cllr Moran is to obtain quotes.

115/16 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 Site	App No.	Proposal	Parish Council Comments
21 Old Ferry Drive Wraysbury, Staines TW19 5EH	16/01682 WORKS TO TREES (TPO	(G1) Mixed species of Ash, Elm & Lawson Cyprus – Fell trees within 10m of the property and treat the stumps.	Referred to the TPO officer with a note to protect bio diversity.

Application Site	App No.	Proposal	Parish Council Comments
68 Ouseley Road Wraysbury, Staines TW19 5JH	16/01656 VARIATION UNDER REG 73	Variation to planning permission 16/00300 without complying condition 2(samples), 4(tree protection plan), 6(hard & soft landscaping), 7(sustainability), 8(management plan) to approve amend the delivery times.	Objection on the grounds that the original conditions should be enforced. Called in.
Spinneyside Mede Close Wraysbury, Staines TW19 5AE	16/01692 FULL	First floor side extension with front and rear dormers and Juliette balcony.	No objection subject to compliance with local policies.
46 Fairfield Approach Wraysbury, Staines TW19 5DS	16/01596 FULL	Single storey side extension (amendment to planning permission 15/00912/FULL)	Application withdrawn.
Charles Morris Fertilizer Hythe End Farm Hythe End Road Wraysbury, Staines TW19 5AW	16/01725 FULL	Replace concrete surfacing associated with the lawful storage and processing of waste material, with associated drainage infrastructure and access ramps (part retrospective)	Strongly object on the grounds that legal action is being taken by the EA as to the use of this site. There is no planning to allow for concrete crushing. A bond should be obtained to ensure the restoration of the site.
The Point 6 King Johns Close Wraysbury, Staines TW19 5EJ	16/01593 FULL	Installation of rear dormer.	No objection subject to compliance with local policies.
74A Hythe End Road Wraysbury, Staines TW19 5AP	16/01741 FULL	Single storey rear extension following demolition of existing conservatory.	No objection subject to compliance with local policies.
Wraysbury Dive Centre Station Road Wraysbury, Staines TW19 5NE	16/01497 FULL	Replacement Dive Centre and re-siting of existing toilet block following demolition of existing buildings.	No objection subject to compliance with local policies.
Stream Cottage 1A Douglas Lane Wraysbury, Staines TW19 5NF	16/01762 FULL	Single storey rear extension following demolition of existing side extension.	No objection subject to compliance with local policies.
36 The Island Wraysbury, Staines TW19 5AS	16/01768 FULL	Construction of dwelling following demolition of existing dwelling.	No objection subject to compliance with local policies.

Application Site	App No.	Proposal	Parish Council Comments
48 Welley Road Wraysbury, Staines TW19 5DJ	16/01814 FULL	Raising of roof, 4 No. side dormers, front and rear windows and 1 No. side roof light to facilitate a loft conversion, single storey side extension, part pitch roof to existing side and rear extensions and pitch canopy roof to ground floor front elevation.	No objection subject to compliance with local policies.

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.

19 Ouseley Road Wraysbury, Staines TW19 5JB	16/01774 FULL	Part single, part two storey rear extension, enlargement of front dormer windows and alterations to fenestration.	Objection on the grounds that flood allowance has already been use in previous extension.
Bridgewater, Friary Island Old Ferry Drive Wraysbury, Staines TW19 5JS	16/01880 FULL	Replacement dwelling and construction of detached annexe following the demolition of existing garage/outbuilding.	No objection subject to compliance with local policies. Slightly over the 16m2 limit; the planning officer may object.

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

Application Site	Applicati on No	Proposal	Comments Submitted
14 Ouseley Road Wraysbury, Staines TW19 5JA	16/01499 FULL	Construction of attached front carport with pitched roof and roof lights.	Objection on the ground of overdevelopment in a flood plan area. Previous car port converted to garage & already exceed flood development allowance.
Riverside 31 The Causeway Staines-upon-Thames	16/30009 SPHERES OF MUTUAL INTEREST	Creation of a surface car park for up to 450 vehicles including infrastructure and associated works.	No objection subject to compliance with local policies.

138 Staines Road Wraysbury, Staines TW19 5AH	16/01520 FULL	Single storey side extension and front canopy roof.	Objection on the grounds of overdevelopment in a flood plain.
Land at 1 Nursery Way Wraysbury, Staines	16/01475 FULL	New dwelling and access.	Objection on the ground of overdevelopment in Green Belt and a flood plain.
42 Welley Road Wraysbury, Staines TW19 5DJ	16/01607 FULL	Single storey rear extension.	No objection subject to compliance with local policies.
27 The Drive Wraysbury, Staines TW19 5ES	16/01610 FULL	First floor side extension.	No objection subject to compliance with local policies.

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

Land Between 9 & 15 Fairfield Approach Wraysbury, Staines TW19 5	16/01352 FULL	Erection of detached dwelling.	Strongly object, the site is subject to article 4, is in flood zone three and provides emergency access to Thamesfield. Called in.
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Cllr E Larcombe advised that works being carried out at 11 The Avenue has resulted in the builder using an access route at the rear of the property directly on to Welley Road. This was felt to be dangerous and Cllr J Lenton would take the matter up with the Borough Council.

116/16 COUNCIL MINUTES

The minutes of the meeting of the Parish Council held on Monday 16th May 2016 were agreed and signed as a correct.

117/16 ACTIONS AND MATTERS ARISING

None.

118/16 COMMUNICATIONS AND CORRESPONDENCE

None.

119/16 REPORTS FROM BOROUGH COUNCILLORS

Cllr J Lenton advised that the costs for the works to Wraysbury Railway Bridge were higher than expected at £135,000. The proposal is going to Cabinet for approval and work is due to commence in October 2016 and completed by November 2016.

120/16 REPORTS FROM LEAD MEMBERS

Properties

- Cllr Moran advised that he had negotiated a revised rent for Reeds Garage of £16,000, an increase of 33 percent. The tenant has concerns over the continuity of the lease with 9 years remaining. Having built up to the boundary of the Parish owned land any change in tenancy would render her business inoperable. It was suggested that she could surrender the lease and renegotiate a new one however, this would be subject to new terms along with a premium.
- Cllr Moran has concerns over the extent of Parish owned land within the village. It was proposed to contact the Land Registry to determine ownership. This led on to concerns over the lack of third party liability insurance for Parish owned land. It appears that the policy currently only covers the Village Green.
- Two quotes have been received for the works in the Play Park; £2400 and £670 from a local tradesman prepared to do the work at cost. The second quote was agreed upon.
- Two quotes have been received to install the commemorative benches; £216 and £250 each. The lower one was agreed upon with the Parish paying for Mr Rookes bench and invoices to be sent out for the other two prior to instructing the contractor.
- Two quotes for the football club dugouts have been received; £500 & £600. Section 106 monies are to be used and the contractor instructed.
- Following discussions with the Football Club it has been agreed that Mr A Ferguson is to be appointed as treasure. It has been confirmed that there are no accounts for the club and that they are not in a position to meet the outstanding debts; property insurance for 2014/15 (it is claimed £500 has been paid) and 2015/16. The rent is also due. The 250 Club have agreed to pay some of the outstanding bills. It was agreed that a Football Club in the Village is desirable but it needs to be managed correctly. The Councillors will attend the AGM due in July with a view to deciding upon the course of action to be taken by 1st August.
- Cllr Moran is in the process of revising/re-negotiating the property insurance in time for the November renewal.
- Cllr Moran advised Cllr Sinclair due to his connection with the Bowls Club that the Parish need to see their property insurance policy and that their rent was due in April.
- Cllr Moran suggested that the lease for the Cricket Club is outdated and needs to be reviewed.
- Cllr Moran advised that the Village Hall is required to have an energy efficiency rating taken as the floor area is over 250m². In October 2017 any property that is let that does not meet the required standards must be upgraded.
- It was agreed that a Property and Finance Sub Committee meeting should take place to discuss the above issues and take the appropriate actions.
- Cllr Moran raised the question should the Parish be charging when Parish land/equipment is being used for commercial purposes. Cllr Mrs L Andrew felt that the

Playgroup should not be charge for their use of the play park as the children parent were already funding the park through Council Tax. Cllr J Lenton suggested that firstly it should be established who is doing what and how before deciding upon what charge should be made.

- Following the Fair the Green was left in a poor state disrupting the Cricket Clubs usage. Cllr Moran is to discuss contingency plans for re instatement of the Green with the fair organisers.
- Cllr Sinclair requested that he might paint yellow cross hatching on the Village Car Parking space in front of the Bowls Club entrance to prevent parking blocking the entrance. This was agreed.

Greens

- Cllr Williams advised that a resident from Magna Carta Lane had complained about overhanging bushes along the lane and requested they be reduced to 1 meter.
- The cutting of verges is being reserved for the road junctions where the greenery could present a danger due to restricted visibility as growth is very prolific at the moment.

Waterways

- Cllr Sinclair advised that he had held a meeting with Scot Salmon from the EA who has agreed that the stretch of water alone Riverside is a navigable part of the river and would therefore be cleared of obstructions as requested. Mr Salmon has agreed to attend the Parish Council meeting in August to address various issues with the waterways.
- Cllr Sinclair advised that he is prepared for the meeting with Affinity Water at 7pm on 18th July.

121/16 WRITTEN REPORTS FROM EXTERNAL GROUP MEMBERS

None

122/16 FINANCE

The following payments were approved and the cheques signed according.

Cheq No	Payee	Budget	Nett	VAT	Gross
4976	My Controller Ltd	Admin	£ 360.00	£ 72.00	£ 432.00
4977	Playsafety Ltd	Park Inspection	£ 91.00	£ 18.20	£ 109.20
4978	Wraysbury Village Centre	Magna Carta	£ 30.00		£ 30.00
4979	Wraysbury Association	Grant	£ 175.00		£ 175.00
4980	Garden Designs	Greens	£ 140.00	£ 28.00	£ 168.00
	Garden Designs	Greens	£ 45.00	£ 9.00	£ 54.00
	Garden Designs	Greens	£ 944.15	£ 188.83	£ 1,132.98
	Garden Designs	Greens	£ 824.15	£ 164.83	£ 988.98

4981	BALC	Subscription	£ 769.31	£ 153.86	£ 923.17
4982	Your Web Services	Website	£ 120.00	£ 24.00	£ 144.00
4983	M Lenton	Magna Carta	£ 399.00		£ 399.00
4984	T Kimber	Magna Carta	£ 93.40		£ 93.40
4985	Staff C	Labour	£ 203.20		£ 203.20
4986	Staff F	Admin	£ 360.00		£ 360.00
4987	Staff F	Office	£ 50.00		£ 50.00
4988	Staff A	Admin	£ 644.12		£ 644.12
	Staff A	Office	£ 140.22		£ 140.22
4989	HMRC	PAYE	£ 94.80		£ 94.80
4990	G Sinclair	Admin	£ 61.98		£ 61.98
4991	Garden Designs	Greens	£ 1,172.15	£ 234.43	£ 1,406.58
	Total		£ 6,717.48	£ 893.15	£ 7,610.63

Income

	£
C/Club Electricity	717.80
Total	£ 717.80

RFO Update

Unity Bank signatories have now been changed and statements are being sent directly to the Clerk, however in the light of Mrs Betty Marlow's illness the Clerk has requested that her name be registered as the administrator of the Nat West Account so that statements are sent likewise directly to her rather than Mrs Marlow. Cllr Lord is to contact Nat West.

123/16 CHAIRMAN'S REPORT

Cllr Mrs M Lenton reported that the Queen's 90th Birthday celebrations had been a great success. The exhibition had been well attended and the Flower Festival was extended on the Sunday due to demand. Despite the poor weather conditions the picnic was attended by over 400 people and the children's entertainer had been well received. A special mention was made of the 250 cake which was extremely well made. The event in the hall had been very successful. The photographs taken by Mr Kimber had been purchased by the Parish as a record of the event. The evening service had also been well attended. The various expenses are still coming in.

Cllr Mrs M Lenton apologised for forgetting to set up the Parish Council Stalls at the Village Fair and assured the Council that the Garden Party in September would enable the Parish to present the Neighbourhood Plan and start the consultation. Cllr Lord is to source badges for the Councillor to wear for ease of recognition at the event.

A consultation on school transport within the village was passed to Cllr Mrs L Andrew for completion having school age children.

R K Leisure have invited the Parish Councillors to visit the newly refurbished facilities in the evening of either 5th or 6th of July. Councillors are to check their diaries.

124/16 NEIGHBOURHOOD PLANNING GROUP

Cllr Mrs M Lenton wished to express her thanks to Dawn and Lynn following the completion of the document. There is one further meeting to be held on 21st July then the report will be ready to go out to consultation.

125/16 THE RIVER THAMES SCHEME

Cllr E Larcombe attended a meeting where it was disclosed that expected costs have risen from £300m to £478m leading to a shortfall in funding. Also the hydraulic models were not working as they should. The Borough Council is currently paying £258,000 per year to the scheme. Cllr Larcombe also advised that he and Cllr Sinclair had met with French 5 (Television Company) who are making a documentary on the effects of flooding.

126/16 PAROCHIAL CHARITIES TRUSTEES

Cllr Mrs L Andrew reported that a shortlist of likely candidates were being contacted and as soon as their interest has been confirmed the Parochial Charities will be advised.

127/16 ACCIDENT ON WELLEY/WINDSOR ROAD BEND

Cllr J Lenton advised that following several accidents on this bend resulting in damage to a residents wall the Borough are considering the use of a specialised kerb that will slow down vehicles. Barriers are unsuitable as could result in serious injuries to drivers in a collision. Discussions are still taking place at the Borough to find the most appropriate solution. The wooden barriers on the other side of the road have also been damaged recently, it was thought that these were the responsibility of the Borough to maintain.

128/16 VILLAGE VERGES

To be passed on to next month's meeting.

129/16 POTHOLE CHALLENGE FUND

Mr Perez of the Speed Watch Group is compiling a list of areas in need of repair. Cllr L Andrew is to notify residents via the Wraysbury News Facebook page requesting to advise Mr Perez of any areas of concern in the Village.

130/16 HONORARY FELLOW NOMINATIONS

It was proposed by Cllr Lord and seconded by Cllr J Lenton that both Mr and Mrs Marlow be nominated as Honorary Fellows of the Village in recognition of all their work for both Wraysbury and Horton Parish Councils. All were in favour and Cllr Lord is to produce a certificate.

131/16 APPROVAL OF ESTIMATES FOR PLAY PARK AND BENCH BASES

Approved under Property Lead Members report.

132/16 QUEENSMEAD LAKE REPORT RESPONSE

Discussed under Waterways Lead Members report.

133/16 MOTIONS SUBMITTED TO THE MEETING

None

134/16 ITEMS FOR PLACEMENT ON FUTURE AGENDAS

None

135/16 ANY FURTHER QUESTIONS FROM THE PUBLIC

None.

136/16 EXCLUSION OF THE PRESS AND PUBLIC

It was proposed by Cllr J Lenton 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 D Hughes and agreed without dissension.

.....Chairman Date