

***Priors Marston Parish Council Meeting
Monday 14th May 2018 at 7.30pm
The Priors Hall, Shuckburgh Road, Priors Marston***

DRAFT MINUTES

In attendance: Cllr John Appleton (Chair) Cllr Nick Fulford,, Cllr Laura Lucas, Cllr John Franklin, Cllr Chris Williams, Cllr Bob Stevens and Emma Hooker (Clerk)
Duncan Vercoe (Talbot Homes – Manor farm Development)

Apologies: Cllr Viv Nind

1. Declarations of Interest

None Declared

2. Approval of the minutes of the last meeting held on Monday 12th March 2018

Minutes were approved by all present as a true record and signed by Cllr Appleton

3. Matters Arising from previous meeting

1) Parish Plan Update:

Cllr Fulford and Franklin gave update to the Council. The results from the recent questionnaire have been emailed to all residents on the email distribution list, website and announcement will be in the next Parish news. Hard copies will be available on request. The steering group will meet in early June. Meanwhile members of the steering group have been tasked with drafting areas of the Plan to present in June.

2) GDPR

Clerk attended a training course on GDPR and the new regulations coming into force at the end of May. As a Parish Council we do not hold personal data apart from email addresses. Clerk will annually ask for consent from everyone to keep their emails.

Councillors wish to keep current email addresses and are confident they are secure and are password protected.

3) Crime Prevention Event

Katrina Campion our local police Community Support Officer is hosting a crime prevention event on Thursday 24th May prior to the AGM meeting at 7.30pm. This will be held in the Priors Hall. It is hoped it will be well attended due to the recent crime in the area.

4) Holly Bush - Registration

Clerk confirmed that the Holy Bush Inn has been confirmed as a Village Asset

4. District and County Councilors Update

Cllr Chris Williams District Councillor Napton and Fenny Ward

Administration - Cllr Chris Saint, Leader of Stratford-on-Avon District Council, resigned his position on 11th May 2018 and has been replaced by Cllr Tony

Jefferson. There is a full meeting of Stratford District Council on Wednesday 16th May when Cllr Jefferson will announce his new Cabinet and appointees to various positions in the Council.

Chair would like to thank Chris Saint for his time as Leader and will compose a letter.

Policy – The District Council is currently preparing to create a new company which will undertake the development of land in the Council's ownership for the creation of social housing. At the present time, Orbit is moving away from this important function of social housing and there has been a catalogue of complaints from tenants that they are not receiving the service that is expected and paid for.

At the last full Council meeting, a proposed Transport Strategy for the town of Stratford to be incorporated into the County Council strategy was not approved. There were concerns that the new proposal included the creation of a new network of roads which Stratford Members felt would accelerate the development of housing within Stratford itself. There is some merit in the complaints and a revised strategy will be presented to the full Council before the autumn of this year.

Stratford District Council is preparing to celebrate the 100th Anniversary of the end of the First World War on Sunday 11th November. This will be a major event and I will provide more details nearer the time.

Cllr Bob Stevens (County Councillor, Feldon Division)

The council has received a £1.4 million grant from the government to repair the potholes and other highway deterioration caused primarily by the recent bad weather. This will be used across the county for both specific pothole repairs and in some instances small sections of road repairing where pothole repairing would not be cost effective. I have been advised that you should continue to report potholes on line and if you can include a photograph it may expedite the repair. Balfour Beatty are slowly rescheduling the repairs and other road works now the bad weather appears to be behind us. (flooding permitting!)

Cabinet met last week and on their agenda was major works on the A46 Stoneleigh junction to improve traffic flow near Warwick University, specifically during HS2 construction, and further discussion about the fire service integration with West Midlands.

The possible effects of HS2 continue to cause concern throughout the Division and whilst they are carrying out detailed soil investigations and environmental concerns specific local detail cannot be quantified yet. Similarly the effects on traffic flows cannot be predicted as HS2 contractors have yet to completely confirm how much soil and equipment they will be transporting. At present the plan is to use the Fosse way as their prime route. Construction is unlikely to get underway until next year. We shall know a little more next month when they are planning a large trial "pit" near Wormleighton. Ladbroke has just received a grant to improve the village Hall.

Chair asked Cllr Stevens to look into the Charwelton Free road as it is in a bad state of repair. Clerk will also bring this to Highways attention.

5. Planning Matters

NEW Applications

18/01187/TREE – Removal Conifer and Yew tree – No Objection

18/00452/VARY – Manor Farm development (Variance to original application)

No Objection – with comment added.

Decisions

17/03471/FUL Salford Cottage, Keys Lane – Single Extension - GRANTED

17/01373/FUL - Cosy Nook, Keys Lane – 2 Storey Extension 08/09

Amended Application 14th February - GRANTED

17/03075/FUL – Land School Lane – Erection one dwelling - GRANTED

18/006003/OUT – Change of use agricultural building to one dwelling 10/3
REFUSED

18/00812/FUL – 2 Priory Farm Cottages extension to dwelling – GRANTED

18/00213/FUL Marston Farm – demolition of agricultural building and replace
GRANTED

18/00268/TREE – 1 Grange Cottage – Crown T1 Apple tree –GRANTED

18/00252/OUT – Outlined permission land rear of Japonica up to 4 dwellings –
GRANTED AT PLANNING COMMITTEE 03/03/18

18/00413/4/FUL- 1 & 3 Manor Cottages – Extensions and outside alteration –
GRANTED

18/00200/LBC – Southam Road – New front door to replace rotting door – GRANTED

Duncan Vercoe (Talbot Homes) was asked to attend the meeting to discuss the variance of the latest application on the Manor Farm development. (18/00452/VARY)

The Hardwick Road parking issues were addressed by Mr. Vercoe. He apologised for the serious parking problems that the development has created. He acknowledged the site manager was not accommodating to the residents on Hardwick Road and he has been replaced. Mr. Vercoe is also on site 3 days a week to manage the situation. Mr. Cecil has also allowed parking in the Manor courtyard, which has helped ease the situation. Mr. Vercoe assured the council that the grass verges will be made good once the development has finished (end of June)

The Application to vary condition (approved plans) of application 17/00290/FUL were discussed. They include changes to site layout, garages, soft landscaping, porch/canopies, internal layouts and window positions/sizes.

Cllr asked in regard to Plot 4 what are the changes in regard to the Garage.

Mr. Vercoe explained the original garage was felt to be too imposing on the street scene and this has now been reduced and feel it sits better. Aerial view was shown to the Council. It was agreed this was a positive change.

Cllr expressed concern over the change re the proposed 3 bed house (plot 4) which has now been marketed as a 3/5 bedroom house.

The Parish Council agreed to support this original application based on there being a selection of sizes. This seems to be a back track on what was agreed. Mr. Vercoe stated that what was being built is based on the plans that were agreed. The stairs to the top room were there and the 2 rooms can be playroom/office or bedrooms. Mr. Vercoe stated the Conservation Officer's wish was for plot 4 to be two and a half storey.

Cllr stated that Plot 5 is overbearing on Jasmine Cottage and what is being done about that.

Mr. Vercoe acknowledged that this was correct and he didn't realize how high they would be. They are taking steps to reduce this impact by planting trees to create a natural border with Jasmine Cottage.

The Council thanked Mr. Vercoe for attending and he left the meeting at 20:11pm

6. Finance

Bank Balance as of 1st MAY 2018 - £19,060.11

Receipts: March /April = £8,800.00 precept

Direct Debits = 1&1 Internet services fee March £17.36

April £19.32

Cheque Payments = £7388.25

Pete Brown Amenity/Mowing March & April £400.00

Clerks Wages (February) £469.53 (Inc. Overtime Parish Plan)

Clerks Wages (March) £399.60

Warwickshire CC street light repair to Keys Lane Lantern £1489.56

Warwickshire CC Street Light LED Roll out (15 led light 6 Non led) £987.71

SDC Street Scene Fly tipping charge £84.00

Chris Allen Village maintenance (March) £70.00

(April) £166.50

(April – footpaths) £252.50

Playscapes Design LTD 40% invoice charge ROSPA playground repair £3068.85

The Clerk presented the end of year financial report for 2017/2018.

The report was agreed and signed off by the Chair.

The Chair also signed the Annual Accounting Statements 2017/18 report for the Auditors and the Annual Governance Statement 2017/18

The Finance report will be presented at the AGM on the 24th May 2018.

7. Correspondence

Spitfire Homes have contacted the Clerk and requested to come along to a meeting to discuss an area of land in the village they have an interest in developing. After discussion it was agreed to refuse the request to present at a Parish Council meeting before a planning application has been submitted.

9. AOB

Planning Enforcement – land adjacent to Plum Tree Cottage has been reported to Planning enforcement due to the amount of trees that have been taken out. Graeme

Duerden from SDC is investigating however no communication since the last meeting. Clerk to chase with Claire Eynon Head of Planning Enforcement.

Fly tipping issues – Caravan on Shuckburgh Road (will be removed this week) and a fridge freezer will also be removed from Byfield Road.

The Meeting Closed at 8.55pm

The next meeting of the Parish Council is as follows:

AGM

Thursday 24th May 2018 at The Priors Hall – 7.30pm