

***Priors Marston Parish Council Meeting
Tuesday 12th November 2024 at 7.30pm
At The Priors Hall***

DRAFT MINUTES

Present: Cllr. Laura Lucas, Cllr. Pete Dunkley, Cllr. Robyn May,
Cllr. Sarah Mills, County Cllr Chris Kettle, District Cllr. Nigel Rock

In Attendance: Emma Hooker (Clerk/RFO)

Meeting opened at 7.34pm

1. **Apologies:** Cllr. John Franklin
2. **Declarations of Interest:** Cllr May (Planning application)
3. **Approval of the minutes of the last meeting held on 24th September 2024**

Minutes approved by all present at the meeting as a true record and signed by Chair.

4. **Outstanding Actions & Matters Arising**

- **Drains (Keys Lane)**

Cllr Kettle confirmed that Highways are attending Keys Lane on the 20th November to continue the investigation of the cause of the excess water coming down Keys Lane. The PC are very concerned that this matter is still unresolved and are concerned for the road integrity and safety coming into the winter months. Cllr Kettle is paying for this work from his budget so will be ensuring he gets a full report post the 20th and report back.

Action: Cllr Kettle

- **RoSPA Annual Safety Inspection Report (Playground)**

The report was disseminated to the PC prior to the meeting.
The report highlighted an issue with the fence not being secure (wobbly) and gate springs need changing. Clerk has met with Nigel Whitehead and these works will be completed soon.

The report also confirmed that the timber is rotting and the time is due to start looking at a full replacement of the playground.

Action: Clerk to speak to Cllr from Bishops Itchington who has recently led the project for a new playground there. Reach out to suppliers for advice and meetings with a view to engage the community in the future, as part of the new playground project to ask what people would like to see here.

Funding - The PC will have access to some reserved funds but likely we will need to look at other funding options such as HS2 grants/loans etc. Cllr Kettle to send Clerk the link for the funding grant (HS2)

- **Planning Framework Meeting**

Cllr Rock along with Cllr May and Franklin to meet to discuss a framework for planning policy and a process for a vision statement. Cllr Rock has emailed the PC with Village/Town design statement link to look at prior to the meeting which will be arranged in due course.

- **Rural Crime Team**

Alison Packer (Rural Crime Advisor) has been in touch with the Clerk to look at arranging a visit, they work alongside the local policing teams and one of their current projects, which the Safer Neighbourhood Teams support them with, is the distribution of community crime prevention toolboxes.

This would be a joint event with Priors Hardwick. Clerk has attempted to arrange a few dates before the end of the year but unfortunately the dates have not been accepted. The PC thought this event would be better attended in the Spring and maybe invite them along before the Annual PC Meeting.

5. District Cllr Nigel Rock Update.

State of the District

At the last Council meeting (14 October) the state of the District was reported upon in terms information from different sources. It covers many different areas from health to the economy, not all of which Stratford-on-Avon District Council (SDC) can influence. It is important to note that the figures included in the report are from the most recent data available, and reference to events happening at the Council refer to the year ending 31 March 2024 for the most part. We have selected some highlights.

The population the population of Stratford-on-Avon District in mid-2023 was 141,929. It is estimated to have increased by 16.8% between

2013-2023. This is the 12th highest growth seen out of all local authorities in England and Wales, with the average growth being 6.9%. Population density mid-2023 was estimated to be 145 people per km². This places SDC in the 20% least densely populated local authorities. The population is heavily weighted towards the older age groups, with almost half the district's population – 47% - aged 50 or older.

The median house price for the District was £375,000 in the year to end March 2023, 27% above the Warwickshire median of £295,000, and 29% above the England median of £290,000. The median house price in the District has risen £130,000 or 53% over ten years since the end of March 2013. In comparison, according to the Bank of England inflation calculator, inflation over that ten year period is estimated to total 34%. The average median house price increase between 2013 and 2023 across all England and Wales authorities was 65%; Stratford-on-Avon therefore saw below-average median house price growth, falling in the bottom quarter of all authorities.

The Ratio of House Prices to Earnings was reported to be the highest ratio in the West Midlands region making homes more expensive relative to earnings both in the region and in England.

The median overall **monthly private rent** payable in the District in the year to end-March 2023 was £875. This was the third highest rent across the West Midlands, with Solihull and Warwick higher at £950 and £945 respectively. Median rent has increased by £100, or 13%, since 2019.

House Building. A total net of 1,435 new dwellings were added to the housing stock in 2022/23. This was the highest figure of net completions of all district authorities in 2022-23. (South Cambridgeshire was second with 1,320 completions.)

Affordable Housing is defined by the National Planning Policy Framework such as Social Rent; Affordable Rent; Build to Rent and Rent to Buy; Discount Market homes; First Homes; Shared Ownership; and Shared equity. In 2022/23, affordable housing made up 38% of net new dwellings, corresponding to 540 out of the total of 1,435.

Recorded Crimes The total number of recorded crimes in the District in the year to July 2024 was 7,904. This is a rate of 60 crimes per 1,000 people, which is the lowest rate across Warwickshire. This reflects a slight fall on the previous year when the rate was 63 crimes per 1,000 people.

Employment. In March 2024, 14% population aged between 16-64 years was classed as 'economically inactive' i.e. not in work or looking for work, due to retirement, being a student, being too sick to work or some other reason. Over three quarters of people in employment were classed as employed (77%), while 23% were classed as self-employed.

In August 2024 there were 1,740 residents claiming unemployment benefit in the District 24. These were evenly split between males and females.

The median gross weekly earnings in 2023 for full time workers who live in the District was £725.40 This was higher than the average for the West Midlands at £651.60, and that for Great Britain at £682.60. However, while both the West Midlands and Great British average wages have risen since 2023, those in Stratford-on-Avon have fallen slightly. Women's weekly median pay was found to be 79% that of men. and the decrease in median wages for the District is driven by a fall in full time women's wages over the past year.

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5 County Cllr Christopher Kettle Update

Local roads – flood reduction

I have continued to spend some time investigating gulley cleaning and jetting on behalf of a number of parishes. I have identified the cleared but not flowing gulleys and have asked for an explanation as to what happens now.

I am also working with the Flood Risk Management team to reduce flooding areas across the Division.

HS2

HS2 is still taking up a significant amount of time mainly the impacts on the A423 and A425. But the continuing lack of clarity of remedial in the Wormleighton / Priors' Hardwick and Priors Marston area is worrying.

- *Chair of PC asked Cllr Kettle/Rock if passing places could be put in on the small singletrack road from Hardwick to Boddington. Although this is not the official diversion it will be used by locals and the road is not fit for purpose now, let alone with many more cars using it. Cllr Kettle said they had asked for passing places, but as it isn't the official diversion not likely to happen.*

It seems that there is a different plan emerging each month and commitments made, to Sir Jeremy Wright, no less, being changed almost as soon as the meeting was finished.

Flooding

Our localities officer and I are working to identify any flooding hotspots and, where normal drainage cleaning is not imminently scheduled, to find alternative funding through my discretionary highways budget for urgent work.

We are endeavouring to improve the reduce run off onto highways and where local landowners can help they are being approached as well.

School.

County Education officers are continuing to be concerned about the treatment of some pupils in mainstream education which should be for all pupils, except for those with very special needs.

For the second year running, families have contacted me who are concerned about the treatment of their children in some schools.

I have also had a number of requests for help with eligibility for school transport.

There was a proposal to reduce intake at The Dasset School Fenny Compton, for the second year running. But I am delighted to hear that this has now been dropped as pupil number forecasts have indicated, whilst demand next year may be lower, there is an increase in infant numbers for subsequent years. This does however clearly put pressure on school budgets.

If anyone is aware of families having problems, please contact me.

6. Highways

- Street Lighting

Unit 1 Hellidon Road – Will not be re-commissioned at this time

Unit 1 Keys Lane – Will not be re-commissioned at this time

Unit 1 Vicarage Lane – This has been agreed and WCC will repair in due course.

7. Planning Matters

New and Pending

- 24/00356/FUL – demolition of barn for four new dwellings – The Meadows, Southam Rd (22/3) further amendment 02/09 – No Objection
- 24/01917/FUL – Haremeadow, Marston Doles – Proposed agricultural barn and temp workers dwelling – amendment 11/11
- 24/02470/LBC – Church Cottage Replacement of porch, windows and door – No Objection
- 24/02201/FUL – The Chestnuts, Byfield Rd – Retrospective 1.8 mtr fence – No Objection
- 24/04916/TREE – Plum Tree Cottage – Several tree works- No Objection
- 24/02697/DDT – St Lenoards Church dead tree notification.
- 24/02454/LDE – Spring Hill Farm - additional ground floor first floor accommodation. 19/11 deadline
- 24/02621/LBC – Rose Cottage Southam Rd – Internal alterations to access attic room 22/11 – no Objection

- 24/02742/FUL The Close, Hellidon Rd – demolish existing garage and replace with new 24/11 deadline
- 24/02879/TREE – Baggs Barn, Keys Lane - T1 whitebeam fell – No Objection

Decisions

24/01527/LBC – Beech Cottage, Hellidon Rd – Replace 3 timber frames - Granted 22/9

24/02113/TREE – Hill View, The Green – Several proposed tree works Granted 3/10

24/02105/TREE – The Priors Hall – Fell Italian elder Granted 26/9

24/02151/TREE – 3 School Lane – Dead Cherry tree removal Granted 11/10

24/02280/LBC – Hardwick grounds, Installation of lift Granted 3/10

8. Finance September / October 2024

Bank Balance as of 1 November £38,689.63

Receipts- £9280.00

SDC Precept £9280.00

DD = £203.76

1&1 Internet £56.52

YU Energy x2 months £131.24

HSBC bank Charges x 2 months £16.00

Payments £2519.16

Internal Audit 1/2 year £100.00

Nigel Whitehead Maintenance £270.00

Grit Bin Keys Lane £171.14

Moore External Audit £252.00

Staff Salaries & Expenses x 2 months £ 1122.42

Pete Brown Mowing x2 months £400.00

Royal British Legion wreath £20.00

RoSPA annual report £93.60

Priors Hall Hire £90.00

9. AOB – Nothing raised.

The meeting concluded at 8.50 pm

The next meeting of the Parish Council is as follows:

Tuesday 14th January 2024

At The Priors Village Hall

7.30pm All Welcome