

***Priors Marston Parish Council Meeting
Monday 13th March 2017 at 7.30pm
The Priors Hall, Shuckburgh Road, Priors Marston***

DRAFT MINUTES

In attendance: Cllr. Viv Nind (Chair) Cllr. John Franklin, Cllr. Nick Fulford, Cllr. Laura Lucas, Cllr. John Appleton, Cllr. Chris Williams & Emma Hooker (Clerk)

Also Present: Mr. Duncan Vercoe (Talbot Homes) & Mr. Pete Dunkley (Parishioner)

1. Apologies

Apologies received from Cllr. Bob Stevens

2. Questions from Residents

None

3. Declarations of Interest

Cllr Laura Lucas declared an Interest in the Planning Application 16/03246/FUL – Manor Farm, Priors Marston. Cllr Lucas lives in close proximity to the potential development and it was agreed her comments as a Councillor would not form part of the Parish Councils official response. Cllr. Lucas will not be able to vote in any regard to this application.

4. Approval of the minutes of the last meeting held on Monday 9th March 2017

Minutes were approved by all present as a true record and signed by Cllr. Nick Fulford.

5. Matters Arising from previous meeting

1) Priors School fencing work quotes are still coming in and Clerk reported that Mr. Emms (Head Teacher) would report back to the Council once three quotes have been received. Mr. Emms is also in communication with planning at Stratford regarding the type of material that can be used as within a conservation area.

2) Southam College MAT consultation. Clerk reported that the consultation on admissions arrangements for Southam College has been completed and no change to the current criteria will happen for the foreseeable future.

3) WRCC Housing Association approach. Sarah Brooke-Taylor has responded to the Parish Council's queries and this was disseminated via email to all Councillors prior to the meeting. It was agreed that in principal there is no objection to them submitting a formal application and until the detail of the application is known the Council are unable to comment further at this time. A key area of concern will be pedestrian access and how this can be achieved safely. Mr. Dunkley who is the landowner confirmed that he has not decided as yet if he is willing to sell the land for building.

Action: Clerk to respond to WRCC to state we do not have any objection to a formal application being submitted

4) Village Plan - After we submitted a request for volunteers to come on board to update the current Village plan in the Parish News, the Clerk reported we have had 8 parishioners who have come forward. Although the Council should not lead this committee it was agreed that a Councillor and the Clerk should attend for guidance

purposes. Cllr. John Franklin and Cllr Nick Fulford agreed contact Matthew Neal at Stratford to get advice on how to proceed. **Action: Cllr Fulford & Franklin**

- 5) Website update. Clerk reported that there has been several meetings over the last few weeks with Simon Brown and a link to the proposed new website has been sent to all Councilors via email prior to the meeting. The cost to produce a new web site hosted by Weebly would be £8 per month. The current host, 1&1 is unable to provide a email only service so therefore it makes financial sense to remain with current provider as we already pay for their web hosting service and this can not be removed. Simon is aware and is happy to move the content from Weebly to 1&1.

Cllr Nind asked who is responsible for the content and ensuring it is factual. Clerk confirmed that it is the responsibility of the Clerk however if a Councilor ever spots anything incorrect they report it to the Clerk immediately.

Action: Clerk to arrange for the Mobile library service to be removed from Services, as this is no longer available.

Cllr Nind stated that the Defibrillator service is not advertised on the site.

Action: Clerk to arrange for this to be done before the site goes live and to look at the Legal services page, Terms of use, Privacy policy, Cookie policy etc. to ensure we are compliant with all the correct documentation that needs to be added to the site

6. Meeting with Highways

The Clerk reported back after meeting with Mr. Patch Byrne from Highways on the following topics:

- 1) Drains (keys Lane and outside Village Hall) they are not working adequately as blocked with vegetation etc. Mr. Byrne was aware and has an action to resolve this.
- 2) Verges in the village are currently in a sorry state due to the wet weather and lots of large vehicles in the village due to building works currently ongoing. Options to look at are turning some verges (mainly on Shuckburgh Road) into parking bays as they are being used as such now. Wooden posts along some parts of the village where verges are always being churned up. Mr. Byrne confirmed that all this is possible at Priors Marston Parish Council's cost. Councilors were generally split on the need for wooden posts and some concerns over turning verges into parking bays were raised.
- 3) Footpaths. Highways are responsible for footpaths and their maintenance. They are unlikely to commission any new footpaths given the resource implications. However, concern was raised over the footpath adjacent to Bradshaw Close, as it isn't in a good state. Footpath continuation along Hardwick road would increase safety when pedestrians walk towards Hardwick (near sharp bend where cars are parked), a footpath leading to the Sports club would be beneficial if the road width could support this
- 4) Delegate Budget – There may be monies available to apply for from Cllr. Bob Stevens to possibly fund all or some of the above. Clerk will put together a "wish list", once the Council have inspected the village and reported back to the Parish Council and then to Cllr Stevens for consideration.

7. District and County Councilor's Update

Update from Cllr Chris Williams

BUDGET

The District Council met on Monday 27th February 2017 to set the Budget for the next financial year. The event was shorter than usual and the meeting had finished within two hours. Council Tax will rise by 2% for the next year, which equates approximately to 50p per week increase for a Band D property.

It is interesting to note this year that the Police are not increasing their precept and that the County Council budget has been kept to a minimum of 3.9%.

The District Council has been extremely prudent with expenditure during the past year and is no longer working with adjoining authorities in an attempt to reduce operating costs by sharing services. The trial did not reveal any worthwhile savings.

Cllr Williams reported back after last meeting's action that since the Core strategy was adopted mid 2016 there has been three houses built out of our allocation of 32 (in the region of)

Cllr. Appleton asked if we should have street cleaners in Priors Marston. Cllr Williams will check when this was last done and report back. **Action Cllr. Williams**

Update from Cllr Bob Stevens

The County Council is now in election mode with all parties focusing on the County Council Elections in May. The Chief Executive, Jim Graham, retired in February and an interim management organization with 2 joint Chief executives has been established, until after the elections when the new administration will decide which way to organise the council.

Three of the Service Managers have also taken early retirement offers. Any organization after the election will be dominated by the continued budget cuts and effects on adult care in particular, working with the NHS possible merger with other authorities (no decision made as yet)

Education funding and the growth of free schools and academies (Priors Marston School could benefit from this in due course!) and of course there is always the unknown effect on local government of any BREXIT agreement.

Locally, this year's budget has been agreed as a result of a compromise agreement between Conservative and Labour. This will set the Council tax rise at 1.99% plus 2 % for adult services. Last weeks budget injected more money into the Adult services, which vindicates the decision not to raise an extra 1% allowed by the government.

Traffic and Speeding are still high on my list of priorities as the effects of an expanding JLR and the extra housing are being recognized. J12 is now finished as is the work on the Harbury bridge on the fosse way. HS2 has now been agreed and work is expected to start at the end of the year.

Southam college governors have agreed to keep the LA admissions policy putting local residents, regardless of school attended first. At least they listened. Southam College will eventually become an academy and possibly part of a Multi academy trust. Legal problems over grounds and buildings have slowed down the process

Action: Clerk to speak to Cllr. Stevens to see if he can supply a timetable and plans for the construction work for HS2 that will affect this area together with any dates of public meetings.

8. Planning Matters

NEW Applications

17/00489 – Daneby House 2 Storey Rear Extension and front porch (Deadline 3rd April)

17/00431 – Reduce Ash tree by a third, Swiss Cottage, Priors Marston

No Objection

17/00161 - Internal alterations and new windows, The Meadows, Priors Marston

No Objection

Pending Decisions

16/032461 – Manor Farm – Demolition of agricultural building to build 5 new dwellings (16/11) Amendments submitted 01.03.2017 15/03/17 deadline

Mr. Duncan Vercoe was present to answer Councilors questions: -

Cllr Fulford asked if a covenant would be put in place that would restrict any extension to the 3 / 4 bedroom properties as Mark Cecil had previously mentioned this. Mr. Vercoe confirmed that the covenant would stand – It is a commitment from Mr. Mark Cecil (landowner) and is in their legal documents. Although it is noted that this would only become legal once planning has been approved.

Cllr. Franklin asked if Stratford Conservation team would re-amend their objection in view of the amendments. Mr. Vercoe is unsure if they will re submit. Clerk confirmed that Ed Piggot (Planning officer) explained that they are a consultee and may not re submit a response.

Councilors discussed the amendments to this application and voted to decide whether to keep the Council's current objection status or amend to No objection. It was acknowledged that the Developer and Land owner have taken into consideration the views of the Council in regard to the parking bays for the Cottages on Hardwick Road, introduction of a turning circle and changing from 5 x 5 bedrooms to 1 x 3, 1 x 4, 3 x 5 bedrooms. Cllr. Lucas did not vote due to the stated declaration of interest minuted. The vote was 2 to keep current objection (Cllr Appleton & Franklin) and 2 to amend to no objection (Cllr Fulford & Nind). Chair Cllr. Nind had the deciding vote, which was to amend to No Objection.

16/03164/FUL – Land off Welsh Rd West – Construction of stables and Ménage (14/11)

16/0349/TREE – Rose Cottage, Southam Rd – Fell of Willow, Acers and shrubs (16/11)

Decisions

16/04068/tree – Fell of T1 Salix 3 Manor Farm Cottages (21/12) **GRANTED**

16/03824/OUT – Outlined planning for 4 new dwellings on land behind Japonica Cottage (05/12) – **REFUSED**

Outstanding Planning Application 14/03605/FUL at The Leys, Hardwick Rd. A new case officer has been appointed who will be visiting the site shortly and re submitting the application for the Council to comment on.

9. Finance

Bank Balance as of 1st March 2017 £ 19,667.80

Receipts = £0.00

Cheque Payments November/December = £599.60

Pete Brown (January) £200.00

Clerk's Wages (January) £399.60

10. Communication

Clerk received an email from Mr. Bryan Gilmour about the state of the verges and drains in Keys Lane/Vicarage Lane. Clerk will report back to Mr. Gilmour after meeting with Highways on these issues.

11. AOB

- 1) White road markings were all refreshed recently apart from the junction at the top of School lane going towards the school. **Action Clerk to alert Highways this has been missed and to stress the urgency of action being taken and the potential risk of accident, especially around school drop / pick up times as there is no clear right of way.**
- 2) Potholes and general poor state of Holly Bush Lane. Action Clerk to ask Highways if the road can be resurfaced as a matter of urgency due to
- 3) Village Directory and Welcome to the Village leaflets. Clerk will assist Mrs. Dot Brown on amending these in the future as requested.
- 4) Thank you to Mr. Alistair Morgan who helped clear roads of trees when Storm Doris ripped through the village a few weeks ago. The tree on the village green near the Holloway could not be saved and was rotten, so it had to be removed. The logs that remain will be offered to the Villagers on a first come first served basis. No members of the Council will take any. **Action: Clerk to input to Parish News**
- 5) Fly tipping incident at Sturch Farm, Byfield Road. **Action: Clerk to contact Street Scene to arrange collection of the fridge freezer.**

The Meeting Closed at 9.05pm

The next meeting of the Parish Council is as follows:

Monday 8th May 2017 7.30pm, The Priors Hall, Shuckburgh Road,
Priors Marston.