

***Priors Marston Parish Council Meeting
Monday 8th May 2017 at 7.30pm
The Priors Hall, Shuckburgh Road, Priors Marston***

DRAFT MINUTES

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

Also Present: Sarah Brooke-Taylor and Neil Gilliver (WRCC) & Mr. Pete Dunkley (Parishioner)

1. Apologies

Apologies received from Cllr. Viv Nind, Cllr. Chris Williams & Cllr. Bob Stevens

2. Questions from Residents

Clerk reported an email received from Mr. Simon Brown (Parishioner) regarding the following items.

1) Improve access along the footpath adjacent to Swiss Cottage at the corner of Hellidon Road and the Holloway.

2) Improve access along the footpath adjacent to Swiss Cottage going up the Hellidon Road.

3) To address the problem of cars parking on the pavement outside Numbers 4 and 5 Byfield Road making pedestrian access along that road difficult and unsafe.

After discussion it was decided on the following response:

1 & 2) Clerk will discuss with the owner of the hedges that overhang as well as contacting Highways In regard to the footpath size and possible widening.

3) Clerk to write to the residents of the Byfield Road where this problem is occurring asking them to cease parking on the pavement.

Clerk reported an email from Mr. Paul Wood (Parishioner) asking if we could look into putting a weight restriction onto vehicles passing onto Hardwick Road. Clerk took advice from Traffic and Safety replied with the following response.

It is difficult to restrict the movement of HGVs as they are permitted to use any classification of road for access and deliveries even if there is a weight restriction in place (unless it is a structural weight limit), therefore imposing an axle weight limit for HGVs passing through the village would have no impact.

3. Declarations of Interest

None Declared.

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. Laura Lucas.

5. Matters Arising from previous meeting

- 1) The Parish Council welcomed Sarah Brooke-Taylor and Neil Gilliver from WRCC (Rural Housing Association). They presented a draft layout of the proposed affordable housing development adjacent to Bradshaw Close. It should be noted that no formal plans have been submitted to Stratford District Council or Highways as of yet and this is an outlined draft for comment. An open afternoon will be arranged to be held at the Priors Hall so the public can come and look at the plans and ask questions.

They reported all houses would be restricted for sale/rent to people with local connections for the life of the property. The prices of sale/rent are fixed by a Chartered Surveyor (as per. SDC policy section 106)

A Councillor asked what building material is being proposed?

WRCC stated that the house fronting the highways (Plot 1) would be in Horton Stone and others brick. They would look at creating gable roof lines to create interest and reflect local property styles.

A Councillor asked if there would be a covenant on the houses to prevent them being extended?

WRCC stated that they would not extend the rental and shared ownership properties. The houses for sale would go through normal planning application process. No covenant has yet been arranged but can be looked at if the Parish Council is keen for this to happen.

A Councillor asked what demand there is for these homes?

WRCC explained that the draft is proposed based on the results from our housing needs survey and indeed can only be built to that. In their opinion these developments are over subscribed but in the rare case they could not fill a home they would be offered to outlying villages.

A Councillor asked what would be done to improve pedestrian access from development to the village – With potentially 7 dwellings and the families that reside in them it will increase footfall along the Southam Road, which has no footpath and a very sharp blind corner.

WRCC will gladly co-operate with neighbouring land owner to whom the footpath would go through to improve the access however have no plans to create a new footpath currently. Cllr. Franklin will speak to the landowner concerned to discuss further.

WRCC Action to arrange with Clerk a Public drop-in session hopefully in July and send documentation to Clerk to display on notice boards, website etc.

- 2) Village Plan – Update from Cllr. Franklin. A meeting was held with Fiona Blundell at SDC with Cllr Fulford and Clerk. She supported our vision for updating the plan we have rather than starting a new Neighbourhood plan. A meeting has been arranged to meet with Simon Purfield at SDC who will assist in the process of creating a Village questionnaire and help start the process for us.
- 3) Website update – Website is live and the outstanding actions from last meeting have been actioned. There is still some tweaking to be done and will be looked at over the next few weeks.

6. Highways

- 1) Drains (keys Lane and outside Village Hall) they are not working adequately as blocked with vegetation etc. This will be actioned by Highways.
- 2) Verges in the village – some have been made good by Highways and as always it is requested that nobody drives over or parks on Village verges.
- 3) White Lines. Although Highways have refreshed most of the white road markings within the village, some were missed such as the junction near the School with Holly bush Lane and School lane. Highways have confirmed that they will be done in due course.
- 4) Verge on Shuckburgh Road. Due to green area outside 5 Shuckburgh Road being parked on it is now in a sorry state. Highways have sent a list of approved contractors to the Clerk so a quote can be gained to possibly change it to a parking bay.

7. District and County Councilor's Update

No update given by Cllr. Williams and Cllr. Stevens.

8. Planning Matters

NEW Applications

17/01168/TREE Ivy Cottage, Fell of Beech T1 –(12/5)

17/01043/AGNOT Barnroden Farm – Erection of wood shed (27/4)

17/00960/TPO – Priors Sports Club – Crown 3 x Oaks – NO OBJECTION

17/00716/TREE – Court Leet – removal 4 trees – NO OBJECTION

14/03605/FUL – The Leys, Hardwick Road – Change of use for kennels and stables
OBJECTION

Pending Decisions

17/00489 – Daneby House 2 storey Rear Extension and front porch (3rd April) NO
OBJECTION

16/032461 – Manor Farm – Demolition of agricultural building to build 5 new
dwellings (16/11)

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

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

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

9. Finance

Bank Balance as of 1st April 2017 £18,362.96

Receipts = £0.00

Direct Debit = £89.82 – 1&1 Website annual fee and Monthly installment

Cheque Payments March & April = £1215.02

Pete Brown (February) £200.00
Clerk's Wages (February) £399.60
Warwickshire County Council Street Light repair £ 145.99
Alistair Morgan Tree Services £300.00
EON Electricity £169.43

The Clerk presented financial report for 2016/2017.

Mr. Dunkley asked why the street light costs had increased after converting many lights to LED. Cllr. Franklin explained the costs are for bills as well as maintenance (repairing lanterns and replacing lights)

Clerk to look at consumption rates since converting some lights to LED and look at the outstanding list of lights still to be converted.

The report was agreed and signed off by the Chair. The Chair also signed the Annual Finance report for the Auditors.

The Finance report will be presented at the AGM on the 27th May 2017.

10. Communication

None

11. AOB

Election of Chair for next 12 months.

Cllr. Lucas proposed Cllr. Appleton and this was seconded by Cllr. Franklin

Therefore Cllr. Appleton is Chair for the next 12 months.

No Parking sign opposite "The Orchard".

After the sign was defaced the sign has not been replaced. It was agreed that it should be replaced. Clerk will order new sign and arrange for it to be erected.

Footpath maintenance – All works to be agreed by Council once quotes have been received.

Village signs – some of them are dirty and in need of a clean. All Councilors and Clerks agreed to clean them in their own time.

The Meeting Closed at 8.50pm

The next meeting of the Parish Council is as follows:

AGM - Monday 26th May 2017 7.30pm, The Priors Hall, Shuckburgh Road,
Priors Marston.