

NEWBOLD PACEY AND ASHORNE PARISH COUNCIL

MINUTES OF MEETING HELD ON 5th NOVEMBER 2008

PRESENT: Councillors: S Bolton (Chair), J Cooper,
P Cook, C Pate
M Boardman
District Cllrs: R Wright
D Close
Clerk: P Routly
And 6 members of the public.

1. Police Report and Questions with Inspector Patrick Devereux

Inspector Devereux was welcomed to the meeting by Cllr Bolton. Inspector Devereux explained he was the Safer Neighbourhood Inspector for the area, and covered many parishes. He stated that the local villages were almost the safest in the Country. Since he had been here there was a focus on growing the Wellesbourne Constabulary and a new Police station was planned in the future. Inspector Devereux took a number of questions from the members of the public and Cllr's. The session concluded with Inspector Devereux explaining they could not attend all Parish Council meetings due to resources but would be happy to send a representative annually, Cllr's were happy with this and thanked Inspector Devereux for his attendance.

2. Public participation

Mrs H Ledbrook stated the bench had still not been moved to the bus stop, Cllr Bolton agreed to follow up. Mr Lavercombe requested item 7cii) on the agenda be discussed before item 7aii), it was resolved to leave the agenda in the published running order.

3. Declaration of Interests

None. However Mr Lavercombe interrupted and accused Cllr Bolton and Cllr Cook of having prejudicial interests in item number 7aii). The clerk informed the meeting it was the Councillors responsibility to declare interests, not a member of the public. Mr Lavercombe continued to make further accusations towards Council members. Cllr Bolton instructed Mr Lavercombe to take these issues up with Stratford District Council if he had a complaint.

4. Apologies for absence

Cllr Thornton and Cllr Main.

5. Approval of Minutes of previous meeting held on 26th August 2008.

The Minutes of the meeting held on 26th August 2008 were unanimously accepted as a true record of proceedings.

6. Matters arising

a. To receive remaining financial and other interests forms from new councilors.

Cllr Pate presented his outstanding declaration of financial and other interests form. *Clerk to forward to SDC Monitoring Office.*

b. New Road Surface through Ashorne Village.

The Clerk read a letter from Nigel Chetwyn at WCC in response to a number of listed issues. Whilst it was acknowledge that some issues had been addressed, further letters from members of the public indicated there were still several outstanding concerns especially around the Green relating to camber and height of the road in relation to the kerb. After discussion it was resolved to write again to Nigel Chetwyn and invite him to meet the local residents and Council on site to discuss the outstanding concerns. *Clerk to write to Nigel Chetwyn .*

c. Village Hall Emergency Items Storage and Sand Box – Update on Grant.

The clerk informed the meeting the grant had now been received in full and the items would be ordered. *Clerk to order sand box and other items*

d. Footpaths – Cllr Bolton to feedback on meeting with Mr Merrivale.

Cllr Bolton explained he had met with Mr Merrivale who suggested the Council enter to P3 agreement (Parish Paths Partnership) which starts in March each year, this would allow the Council or a local group to receive £375 per year to help maintain local paths. It was resolved to invite Mr Merrivale to the January meeting to explain the scheme. *Clerk to invite Mr Merrivale and add to January agenda.*

e. The Holloway – Update

The Clerk informed the meeting no response had been received from Martin Fry with respect to request to re-instate the Holloway. *Clerk to write again.*

f. Bus stop sign Ashorne – Update from the Clerk.

The Clerk informed the meeting the sign had been moved and installed on a new pole next to the phone box. However a letter of concern had been received from Mrs Freeman stating she thought it was a ‘blot on the landscape’ and she had not been informed as she the cuts the grass verge. It was resolved to write to Mrs Freeman stating the sign had been imposed on the village to promote bus travel and the Council had merely advised on the most suitable location. *Clerk to write.*

g. Welcome Pack – Progress and communication grant

Cllr Cooper informed the £350 grant had been secured to fund the welcome pack and the village newsletter. The pack was ready for printing and should be available by the end of the year. Cllr Cooper stated Mr Empringham had been a great help in developing maps for the pack.

h. Emergency Plan - Update

Cllr Bolton informed the meeting Cllr Thornton had completed the update. *Clerk to type up and return to WCC.*

i. Village Notice Board Grant and decision

The Clerk informed the meeting a £1000 grant had been secured on a 50:50 joint funding basis. A number of similar quotations were presented with each solid oak notice board costing around £1000. The quotations were discussed but no decision was made due to costs, it was also

suggested the phone box at Newbold Pacey could be used as a substitute notice board. It was resolved to seek further a further quotation from Moreton Morrell College who made the Moreton Morrell notice board before making a decision at the next meeting. *Clerk to seek quotation.*

j. Freedom of Information Act – Adoption

Cllr Bolton informed the meeting the Information Commission had imposed a new model framework that needed to be adopted by the end of the year. The clerk had prepared a version for Newbold Pacey and Ashorne in line with the model. The document was proposed for adoption by Cllr Cook, seconded by Cllr Cooper and adopted unanimously.

k. Feedback from Rural Housing event – Cllr Thornton and Cllr Cooper

Cllr Cooper fed back on the resident Rural Housing event meeting, she explained it involved identifying a local need, finding land that could be purchased a low cost, obtaining planning permission and signing up a housing association to complete the build. The whole process takes around 6 years. Cllr Cook stated the village plan had not identified a local need. It was agreed the feedback was interesting but not applicable to Newbold Pacey and Ashorne at this present time.

l. Feedback from Community Forum – Cllr Pate

Cllr Pate fed back on the resent Community Forum meeting, he stated this was the first meeting and much time was spent discussing the purpose of the meeting. He stated it as agreed the next meeting would focus on young people and he intended to attend.

m. Feedback from WALC Meeting – Cllr Bolton

Cllr Bolton fed back on this meeting, and stated it appeared to duplicate the objectives of the community forum. He also stated the one objective of the meeting, which was to elect a representative for the Wellesbourne ward was deferred, and therefore the meeting was a waste of his time. *Clerk to write to WALC to highlight duplication with Community Forum and fact it was a waste of time.*

n. Parish Bap Survey – Cllr Cook

Cllr Cook agreed to progress and stated she thought there may be a Black Willow tree in the Parish

o. Memorial Tree Damage - Update

A letter was read from K Hobday expressing her dismay at the destruction of the Sorbus tree on the playing field planted in memory of her friend Mandy Wyatt. It was resolved that Cllr Bolton would liaise with the cricket club who appeared to be taking action to replace. *Cllr Bolton to contact cricket club.*

7. Planning

a. New Applications to consider

- i) 08/01424/FUL Proposed demolition of farmhouse and redundant agricultural building and erection of 2 No replacement dwellings and change of use of

traditional outbuilding to ancillary accommodation. Flint Hall Newbold Pacey
Warwick CV35 9DY

After discussion it was resolved unanimously to object to the application on the following grounds: -

- 1) Inappropriate over-development in a rural location, number of buildings is not like for like, there is not significant change from the previous application 07/02979/FUL
- 2) Does not conform to the village design statement, ' proposed developments should be of such scale as to enhance the village scene and should relate proportionally to the plot size'.
- 3) The second separate property is significantly larger than the prior farm workers annex that was part of the main house.
- 4) The entrance to the property from the B4087 should be upgraded to suitable standard; this is not included in plans.
- 5) Development of other buildings is not deemed ancillary, as they include a kitchen, lounge and 3 bedrooms, therefore constituting a further dwelling.

Clerk to send response to SDC Planning.

- ii) 08/02741/FUL Resubmission of 08/01127/FUL - Erection of two storey, ground sheltered extension to rear. Demolition of existing single storey building. Middle Cottage Ashorne Warwick CV35 9DR

After discussion it was resolved unanimously to object to the application on the following grounds: -

- 1) This application is a resubmission of application 08/01127/FUL, which the District Council has already refused by 'virtue of mass, bulk and very close proximity to rear boundary, would cause demonstrable harm to amenities of the occupiers of neighbouring residential properties'. The District Council also objected, as 'the application is contrary to policies PR.1, DEV.1 and COM12'. This resubmission does nothing to address any of the reasons for previous refusal, the plans submitted are identical with the exception that windows overlooking Hinton Cottage have been reduced in number or obscured as explained by the applicant at the recent Parish Council meeting.
- 2) The proposed development is over 100% larger than the existing cottage, and constitutes major overdevelopment of the small site. It therefore conflicts with policy DEV.1 of the Stratford on Avon District Plan 1996 – 2011.
- 3) Due to its size, the proposal does not constitute an extension in the normal sense, but a new build in the back garden, linked to the old property by a single storey element. It therefore breaks the planning moratorium rules and could be sold in future as a separate dwelling.
- 4) The design proposal is 'alien' in style and design to the existing cottage (existing is thatch, new is shingle with roof lights and solar panels).
- 5) The new development will be visible from the road due to its elevation / roof line and be detrimental to the overall street scene, as well as the cottage itself. It is therefore in conflict with policy EF.13 that looks to preserve and or enhance the character of the Conservation Area.
- 6) The development is immediately on the boundary of Hinton Cottage contravening the 45-degree line of site rule. The Council strongly recommends a Sunlight/Daylight

assessment be undertaken in line with planning policy to ascertain the affect on neighbours.

7) The design statement / plans are insufficient in detail to show elevations and relationships on east and west boundaries. The accompanying photographs are not significant, as they do not show the rear of the property.

8) The application cannot be justified on the basis of CO2 improvement or 'inevitable' climate change. The poor insulation of the existing property could be addressed by other means.

Clerk to send response to SDC Planning.

b. District Decisions for information

- i) 08/00604/LDE Use of building outlined in red on the attached plan as a residential dwelling. Flint Hall Newbold Pacey Warwick CV35 9DY . **Existing lawful Development - Permitted**
- ii) 07/02979/FUL Proposed demolition of farmhouse and agricultural buildings and erection of 2 no. Replacement dwellings and change of use of traditional outbuilding to ancillary accommodation. Flint Hall Newbold Pacey Warwick CV35 9DY . **Granted with conditions.**
- iii) 08/01578 Proposed access & 2 new domestic driveways to serve Flint Hall Cottages & dwellings at Flint Hall Farm, Flint Hall, NP, CV35 9DY. **Refused.**

c. Planning issues.

- i) Planning enforcement – Crane Hill – Update

The Clerk reported that no update had been received. *Clerk to request update for next meeting.*

- ii) Planning enforcement – Middle Cottage – Update

The Clerk reported that no update had been received. *Clerk to request update for next meeting.*

It was resolved that the Clerk should write to Paul Lankester Chief Executive SDC to complain about poor response from the enforcement department. *Clerk to write.*

8. Finance

a. Approve Clerks Salary from April increase in line with National Award 2.45%

It was unanimously agreed to increase the Clerks salary in line with the National Agreement.

b. Approval of payments

The following payments were proposed by Cllr Bolton, and approved unanimously.

1.	5/11/08	Severn Trent Water Allotments	£28.04
2.	5/11/08	WCC Printing Village Hut	£10.65
3.	5/11/08	Mr Tarver Mowing	£60.00
4.	5/11/08	P Routly - Salary (Sept)	£164.76
5.	5/11/08	P Routly – Salary (Oct)	£164.76
6.	5/11/08	P Routly – Salary Back Pay (Apr to Aug)	£19.10
7.	5/11/08	P Routly – Expenses (Sept / Oct)	£31.84

c. Receipts

The Clerk reported the following receipts.

1.	23/9/08	SDC Precept	£2362.50
2.	27/10/08	Flood Grant	£224.00

d. Open Spaces – decision whether to renew annual subscription

The Clerk informed the meeting that the Open Spaces subscription had increased to £40 per annum and was due in January. It was resolved unanimously to cancel subscription, as it was not value for money. *Clerk to cancel direct debit.*

9. District Councillor's report

District Cllr Wright reported the new waste collection service would cease collecting green waste until April, and that small grey bins would be available in December. He also informed the meeting that SDC had withdrawn from the Dean Valley Leisure Centre scheme due to the current financial situation, he stated that Wellesbourne council was very disappointed and would be seeking legal advice.

10. County Councillor's report

Cllr Main was not present.

11. Correspondence

Cllr Bolton read out letter inviting Cllr's to a training session on new planning arrangements on 6th Dec, it was resolved Cllr Bolton would attend, the cost being £25.

12. Matters of interest/Any other business

Cllr Bolton reported Mr Hiorns of Ashorne House Farm has broken into the allotment fields causing damage, it was resolved to write to him requesting he does not let this happen again. *Clerk to write.*

Cllr Cook reported that the footpath to Newbold Pacey had been plough over. *Clerk to write to Mr Little requesting reinstatement.*

Cllr Cook stated that Bishops Tachbrook requested a representative on the Oakley Wood Management Committee. Cllr Cooper expressed an interest, Cllr Cook to pass on name.

13. Any Other Business allowed by Chairman as Urgent

None

14. Date of next meeting

It was resolved that the next meeting is to be held in the Ashorne Village Hall on Wednesday 7th January at 7.30 pm.

There being no further business the meeting closed at 10.35pm.