

NEWBOLD PACEY AND ASHORNE PARISH COUNCIL

MINUTES OF MEETING HELD ON 26th AUGUST 2008

PRESENT:	Councillors:	S Bolton (Chair), C Thornton, J Cooper, P Cook C Pate (co-opted in meeting) M Boardman (co-opted in meeting)
	District Cllrs:	R Wright (from 8.15pm) D Close (from 8.15pm)
	County Cllr:	S Main
	Clerk:	P Routly
		And 10 members of the public.

1. Public participation

Mr Lavercombe enquired as to why his request to be personally informed of Parish Council meeting dates was not answered, Cllr Bolton informed the meeting that all Parish Council meetings were advertised in advance on the notice board and he was being treated as everyone else. Mr Lavercombe said he was expecting to be personally informed that his planning application was to be discussed, Cllr Bolton informed him it had been advertised and a date extension had been agreed with SDC planning. Finally Mr Lavercombe stated he had also accused by email Cllr Bolton of not making a declaration of interest in a previous meeting, Cllr Bolton stated he was not aware of the nature of the allegation and Mr Lavercombe should pursue with a higher authority if he wished to do so.

Mr Marshall introduced himself and said he wished to speak on behalf of the residents of Newbold Pacey (several of whom, were also present). He stated his issue was with the planning application for 2 new driveways at Flint Hall and Cottages. Cllr Bolton stated it was on tonight's agenda but would hear their concerns. Mr Marshall stated several members of the community had lodged objections to the application, and proceeded to explain to the meeting the numerous grounds for the objection. Mr Marshall also informed the meeting that the consultation of neighbours was totally inadequate. Copies of objection letters were handed over to the Chair. Cllr Bolton stated the Council would consider their concerns when discussing the application later in the agenda.

2. Declaration of Interest

None.

3. Apologies for absence

None.

4. Approval of Minutes of previous meeting held on 30th June 2008.

The Minutes of the meeting held on 30th June 2008 were unanimously accepted as a true record of proceedings.

5. Matters arising

a. To fill vacant council seats by co-option.

Cllr Bolton informed the meeting two parishioners wish to be considered for the vacant council seats. Chris Pate was proposed by Cllr Cook and seconded by Cllr Thornton. He accepted and joined the Council. Marilyn Boardman was proposed by Cllr Cook and seconded by Cllr Thornton. She accepted and joined the Council. The clerk handed the two new Councilors the acceptance of office forms, and declaration of financial and other interests forms. *Cllr Pate and Cllr Boardman to forward completed forms to the Clerk.*

b. New Road Surface through Ashorne Village.

Cllr Bolton read out the letter sent to Nigel Chetwyn at WCC, the Clerk informed the meeting no reply had been received. Cllr Cook stated she had also complained about the dip in front of Avondale but had had no acknowledgement. Following a discussion it was resolved to write again about 3 issues. 1) The dip down to garage at Avondale, 2) Water lying in the road in front of Whiteways and Treetops in front of telephone box, 3) The raised drain cover outside of Rozel Cottage. *Clerk to write again to Nigel Chetwyn at WCC*

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

The clerk informed the meeting an email had been received stating a decision would be made in September. *Clerk to update next meeting on progress.*

d. Footpaths – Cllr Main to feedback on conversation with Martin Fry on WCC funding for stile replacement.

Cllr Main informed the meeting there were two types of stile / gate that were approved and they could be replaced in conjunction with the landowners. She stated it would be quicker if the Parish Council took the lead on installation rather than waiting for WCC. Cllr Bolton informed the meeting WCC was also providing new signs. *Cllr Bolton agreed to meet with Ian Merrivale from WCC to progress, stating he would concentrate on the footpath to Newbold Pacey.*

e. The Holloway – Update on funding from Cllr Main.

Cllr Main reported that Martin Fry was not prepared to 50/50 match fund the proposed path on the Allotments as it would be a permissive path. Cllr Main suggested the Council request the Holloway be reinstated. Cllr Cook said she was dismayed that a significant amount of money was being spent on the Green Lane at Newbold Pacey to no benefit other than 4x4 off road. After discussion, which included members of the public, it was resolved unanimously to request the Holloway be reinstated. It was also resolved to request maps of the E class Newbold Pacey Green lane to ascertain its route. *Cllr Main agreed to follow up on the E class road. Clerk to write to WCC to request reinstatement of the Holloway.*

f. Ditches feedback from David Tiley – Update for Cllr Wright.

Cllr Wright stated that he had met with Mr Tiley who stated he had contacted the owners of the ditches. However, Mr Tiley had also stated the issues in Newbold Pacey and Ashorne were not a priority relative to other area that had flooded homes. *Cllr Wright agreed to progress in bi-monthly discussions with Mr Tiley.*

g. Bus stop sign Ashorne and Proposal to move location - Update from Clerk

The Clerk informed the meeting a request to move the sign had been acknowledged and Dennis Young of WCC was progressing funding. It was reported in the meeting the new pole was in place and if the sign was not moved by end September it was resolved to move it.

h. Green Lane damage – Update from Clerk

The Clerk informed the meeting repairs commenced on 18th August and should take 2 to 3 weeks. *Item Closed*

i. Welcome Pack – Progress

Cllr Cooper informed the meeting the pack was in the proof reading stage, a grant had been applied for, and would soon be ready to publish.

j. Emergency Plan

Cllr Bolton asked Cllr Thorton if she would undertake the update. *Cllr Thorton to mark up and hand back to Clerk.*

6. Planning

a. New Applications to consider

- i) 08/01578/FUL Proposed access & 2 new domestic driveways to serve Flint Hall Cottages & dwellings at Flint Hall Farm, Flint Hall, NP, CV35 9DY

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

- 1) There is no rational for this development of 1 mile of road around valuable agricultural land in open countryside (within view of conservation areas). It is against planning policy CTY1. The site is already well served by an access road from the B4087 that was in much greater use when the business of feed merchants was based on site, with hundreds of customers and no evidence of accidents.
- 2) The basis of the application is to improve safety for entry and exit from the site. However, the application proposes to move current site entry from the B4087 (which will soon have a 50mph restriction) to a minor road with a 60mph limit. It should be noted the junction from the minor road back onto the B4087 at Newbold Pacey is on multiple bends and much more dangerous (with many accidents) than the current Flint Hall access from the B4087. The minor road from Newbold Pacey to Moreton Morrell is narrow and in numerous places vehicles cannot pass without mounting the soft verges. Additional traffic will only exacerbate this problem.
- 3) The applicant states in the Design and Access statement (page 11) of the recently approved Flint Hall Cottages application (07/02978/FUL and 08/00602/FUL) that *'It is accessed via an access drive which leads off the main drive access into Flint Hall'* and *'We are therefore of the view that the proposed development will enhance the accessibility of the site and will not therefore give rise to any detrimental issues of access'* and *'The existing boundary treatments and natural features within the site will be protected . This ensures that the general overview of the site will be protected'*. This new application directly contradicts the design statement of the prior application that has just been approved for the cottages. **The District Planning Team was presumably satisfied with the existing access on to the B4087 or would not have approved the application.**
- 4) The applicant states in the Design and Access statement (page 15) of the pending Flint Hall development application (07/02974/FUL) that *'Moreover, the existing access to the site will be maintained.'* and *'The accessibility of the dwellings to local shops and services etc, will remain unchanged from the existing situation'*. This new application directly contradicts the design statement of the application that is still pending, surely invalidating both applications.

- 5) The applicant and his agents are clearly highly experienced professionals who will no doubt have exercised due diligence in the preparation of the original planning applications. It is inconceivable that they will have omitted to thoroughly review the access to the properties in commercial ie. cost and safety terms and more specifically in relation to the requirements of planning approval.
- 6) There is clearly an ulterior motive to this application when considered in conjunction with the numerous contradicting applications relating to this site. The Parish Council would suggest that by completely encompassing a field with roads (and providing no agricultural access) it will result in further applications, albeit in the future to 'infill' the entire plot with dwellings.
- 7) Policy EF13 refers to developments that "threaten" Conservation areas. The proposed drives will be able to be seen from the Newbold Pacey conservation area.

The application must be considered with all other contradictory applications for this site. It has clearly been purchased by a professional developer who intends to exploit the entire site in the future. There is no other rational for the expense of building a road of around 1 mile of open farm land (the shortest route has not been chosen) for a very dubious safety improvement. In fact it is the experience of parishioners that the new access will be significantly more dangerous and of detriment to the open countryside.

The parish council would suggest it would be much safer and cheaper to widen the splay on the existing B4087 access. In fact if the District Council buys into the fact the access requires a safety improvement then it should make the B4087 access splay improvement a condition when it considers the other applications for this site

Clerk to send objection letter to SDC Planning

b. Decisions of committee – None

c. District Decisions for information

- i) 08/01127/FUL Erection of two storey, ground sheltered extension to rear. Demolition of existing single storey building. Middle Cottage Ashorne Warwick CV35 9DR - **Refused**
- ii) 08/01270/FUL Proposed conversion of existing redundant outbuildings to form family games room plus changing rooms, showers, sauna and kitchen facilities with oak pergola structure leading to external swimming pool and spa. Ashorne House Ashorne Warwick CV35 9DR -**Granted with conditions**

The item was discussed and it was resolved to enquire with SDC Planning why the question over change of use to residential in the Councils response was never replied to before approval.

Clerk to Write to SDC Planning and copy Chief Executive Paul Lankaster.

- iii) 07/02978/FUL / 08/00602/FUL - Flint Hall Cottages Newbold Pacey - 3 no. replacement dwellings - **Granted with conditions**

d. Planning issues.

- i) Planning enforcement – Crane Hill – Update

The Clerk reported that enforcement was seeking an application for road, menage and splitting of a dwelling.

- ii) Planning enforcement – Middle Cottage – Update

The Clerk reported an enforcement site visit was planned for 29th August.

- iii) 'Bend' sign at 10 Council Houses – Update

The Clerk informed the meeting WCC highways were pursuing with the resident. Cllr Boardman confirmed the sign was a '30mph'.

Cllr Cook stated there was building work being undertaken at 'The Bothey' at Cobb House in Newbold Pacey and was not sure whether planning was required.

7. Finance

a. Approval of payments

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

1.	26/08/08	WCC Printing Village Hut	£10.65
2.	26/08/08	Clement Keys – External Audit	£141.00
3.	26/08/08	P Routly - Salary (July)	£160.94
4.	26/08/08	P Routly - Salary (August)	£160.94
5.	26/08/08	P Routly – Expenses (July & August)	£44.27

b. Receipts

The Clerk reported the following receipts.

1.	8/7/08	HRMC VAT return	£140.03
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c. Annual Return – Feedback from External audit

The Clerk reported the external audit was complete, and there were no issues to report.

It was resolved to write to Kris Pietrecki to thank her for the work on the internal audit at no cost
Clerk to write letter.

8. District Councillor's report

District Cllr Wright reported on the new waste collection service. There were a few minor issues discussed, Cllr Close agreed to take away any concerns.

9. County Councillor's report

Cllr Main had nothing further to report.

10. Police report

There was no Police presence at the meeting but the Clerk read an email from Inspector Deveroux who offered to personally attend on the 5th November. *Clerk to send invite and questions to be solicited in the 'Village Hut'.*

11. Correspondence

a) Footpaths

Cllr Bolton read out letter about new Waymarking signs

b) Community Forums

Cllr Thornton read out letter about new Community Forum, Cllr Pate agreed to attend 1st meeting on 4th September. *Clerk to forward details.*

c) Rural Housing

Cllr Bolton read out letter about Rural Housing event at Ettington on 8th October, after discussion it was agreed Cllr Thornton and Cllr Cooper would attend. *Clerk to forward details*

d) Code of Conduct

Cllr Bolton read a letter from SDC offering Code of Conduct Training. It was resolved to arrange a joint session with Wellesbourne and Moreton Morrell. *Clerk to make request to Liam Nevin.*

e) Parish BAP

Cllr Bolton informed the meeting of the WCC Biodiversity Action Plan, and its response survey. It was resolved to circulate the document. *Cllr Cook agreed to complete the survey.*

f) Cricket Club Field Flooding

Cllr Bolton read a copy of a letter sent by the cricket club to Environmental Agency about flooding of the cricket ground. It was resolved copy letter to David Tiley and County Council in support of ditch clearance. *Clerk to send letter and request brook survey report produced in October 1999.*

Cllr Cook raised the issue of an old sleeper bridge in the brook by Ashorne House that still had not been cleared. *Clerk to write to Mr Darling.*

12. Matters of interest/Any other business

Cllr Cook reported that a Sorbus tree on the Cricket Field planted in memory of Mandy Wyatt had been vandalised and de barked. Potential culprits were discussed and it was resolved to invite more information on the incident in the Village newsletter and the Church newsletter. Cllr Wright offered to arrange for the tree expert at SDC to take a look.

Cllr Main suggested the Village Design Statement is reviewed to support planning objections such as Flint Hall Cottages. Cllr Bolton suggested all Cllr's read the document in advance of the next meeting.

Mr Lavercombe stated correspondence had been sent by his wife to the council, Cllr Bolton stated it was received after the agenda had been published and the Clerk had replied.

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 5th November at 7.30 pm.

There being no further business the meeting closed at 9.45pm.