

**MINUTES OF A MEETING OF SNITTERFIELD PARISH COUNCIL HELD IN THE VILLAGE HALL ON
MONDAY 12 NOVEMBER 2018, COMMENCING AT 7.30 PM**

PRESENT

Councillor P Blanchard – in the Chair
Councillor Mrs P Cox
Councillor C Elliott
Councillor C Kimberley
Councillor S Main
Councillor G Norris
Councillor P Smith
Parish Clerk
District Councillor – Councillor P Richards for part of the meeting
County Councillor – Councillor A Parry for part of the meeting

6 members of the public for all or part of the meeting

1. Public Participation

Concern was raised regarding a planning application, which had been submitted to the District Council for an access track onto land at the Heath End Plantation. It was understood that flood damage to the land had already occurred due to the pipe which had been laid. It was also considered that access and egress to the land was obscured and therefore a safety issue.

Mr A Jones reminded members of a planning application which he had submitted in 2013 for a domestic dwelling. The application had been granted for a term of five years and Mr Jones advised members that he had lodged a new application to the Planning Authority requesting for permanent permission for the domestic dwelling.

Mr & Mrs A Simms gave an overview of a planning application which they were to submit to the Planning Authority. The application was for revised plans at the Threshing Barn on Snitterfield Fruit Farm.

2. Apologies

An apology for absence was received on behalf of Councillor Mrs C Pearson.

3. Declarations of Interest

There were no Declarations of Interest.

4. To approve the Minutes of the meeting held on 8 October 2018

The Minutes of the Meeting held on 8 October 2018, having been previously circulated, were agreed and signed by the Chairman.

5. Report from County Councillor – Councillor Mrs A Parry

Community Grants

Councillor Parry reported that the Wellesbourne Division received grant applications in excess of £18,000 against a delegated budget of £6000 and she had therefore tried to balance requests across all seven parishes and as a result has awarded £750 to the Snitterfield Village Hall Management Committee towards the Refurbishment project, which she hoped would help towards the installation of disabled toilet facilities.

Warwickshire Police

Councillor Parry had been in contact with Warwickshire Police to express her concern at the potential impact of West Mercia's withdrawal in their alliance with Warwickshire Police:

“The Commissioner and Warwickshire Chief Constable are committed to ensuring that the impact of West Mercia's decision to withdraw from the Alliance is minimised on communities and that Warwickshire Police continues to deliver a high-quality service to the public.”

Councillor Parry reminded everyone that the Safer Neighbourhood Team will continue to be fully engaged with the community and will treat any information in the strictest confidence, however if residents would like to report issues anonymously, they have the option to do so via Crime Stoppers.

The Commissioner has also funded a Victim Support's Live Chat facility which gives victims of crime 24 hours a day, 7 days a week access to support.

This function allows victims to receive support regardless of the type of crime they have experienced and whether or not it has been reported to police. Details of the Live Chat facility are available here <https://www.victimsupport.org.uk/help-and-support/get-help/support-near-you/live-chat>.

Winter Driving and Gritting

With winter conditions approaching Councillor Parry urged all motorists to take extra care on the roads over the coming months. WCC will be gritting the main roads in and out of the villages.

Road Safety Measures

There is every likelihood that county councillors will receive a delegated budget for road safety measures next year and therefore the Parish Council might wish to consider any projects that they may wish to put forward in 2019. Monies this year have been used to deliver a pedestrian refuge at Bearley on the A3400, bus shelters and improved road safety signage in Newbold Pacey following two fatalities.

6. Report from District Councillor – Councillor P Richards

Councillor Richards reported that at the start of November, the District Council welcomed its new Executive Director, Isobel Edgar Briançon, who is a direct replacement for Dave Webb a long-standing employee of Stratford District Council who retires at the end of the year.

Isobel has come from Aylesbury Vale DC where she was responsible for various commercial focused transformations within the organisation. SDC have already expressed a desire to change the way we work, and Isobel should be well equipped to assist in that transformation.

Local Housing Company

Earlier this year a report was presented to Council that outlined a strategic business case for the establishment of an arm-length Local Housing Company which would seek / generate an income for the Council whilst influencing the delivery of affordable homes in the district. That report was accepted and approved by the Council.

On the 5th November, the new Council Cabinet were presented with a follow up report as an investment case for a Local Housing Company (LHC). That report was considered, and the Cabinet concluded that there was no longer a financial case for the establishment of an LHC.

The Cabinet went on to resolve that they would re-establish a member working group for affordable housing and seek to reconsider the Council's objectives on affordable housing provision. Following clarity on those objectives the Council will again reconsider options for influencing the affordable housing market. Those options include:

- Establishment of a Housing Company on an alternative model, for instance actively developing stock;
- Working with a Registered Provider in partnership to deliver stock, this may be achieved through a direct investment;
- Reviewing opportunities to work in partnership with another Local Authority which has already established a housing company; and,
- Identifying the level of risk that the Council was prepared to consider in seeking to generate a return and contribute towards affordable housing.

The next decision stage will not take place until January 2019 at the earliest.

Brownfield Land Register

The Council are required to prepare a Brownfield Land Register and to submit it to the Government by the end of 2018.

The register will be made up of two parts. Part 1 is mandatory and is required to consist of all brownfield sites within the District that met the following criteria:

- a) the land had an area of at least 0.25 hectares or was capable of supporting at least 5 dwellings;
- b) the land was suitable for residential development;
- c) the land was available for residential development; and
- d) residential development of the land was achievable.

Within this part of the register the Council have included all previously developed brownfield sites and those with planning permission or a strategic allocation. These sites are also included in the calculation for the Councils 5yr housing land supply.

Within Snitterfield the list of included land is:
Appleton House, Church Road Snitterfield 0.78 7 16/02671/FUL

Dog Kennel Close, Wellesbourne Road, Charlecote CV35 9EW, Snitterfield 0.38 1 18/00037/FUL
Four Winds, Kington Lane Snitterfield 0.49 1 17/00934/FUL
The Ridge, Langley Road, Claverdon Snitterfield 0.35 1 17/02558/VARY
Tattlebank House, Kington Lane, Claverdon
Snitterfield 0.90 1 17/02015/FUL
Waverley, Wolverton Fields, Norton Lindsey CV35 8JN
Snitterfield 0.45 5 15/02561/FUL

This register is now available to the public and will be updated at least annually. Part 2 of the register is to be completed in the future.

Additionally, Councillor Richards was to advise the Parish Council regarding any applications made for low level lighting at Appleton House.

The Chairman asked Councillor Richards if any CIL funds would be forthcoming following the development at Appleton House.

Councillor S Main asked Councillor Richards if he could follow up the recent discussion at the Westminster Cabinet regarding Building on Green Belt land.

7. Matters Arising

b) Hurdlers Lane

Councillor P Cox reported that there were still a number of issues yet to be addressed at many of the homes on Hurdlers Lane and that any works that had actually been carried out, were of poor quality. The gas pipe had still not been laid, but it was expected that once this was installed the gas could be connected.

c) Playing Field Working Group (PFWG)

Councillor Kimberley did not have any recommendations to make to the Parish Council, on behalf of the PFWG, but there was to be a meeting on 21 November and an Open Day in early February 2019. The Open Day was to consult with residents of the village to ascertain their wishes for the future of the play area.

d) Website

Members discussed a number of ideas for the new website and the Clerk was asked to submit these to Councillor Pearson.

e) Village Signage

Councillor Mrs S Main reported that a number of the signs in the village had now been cleaned by the County Council and clearance works had taken place where signs had been obscured by overgrown vegetation.

8. Finance

a) Income & Expenditure

The Parish Clerk circulated schedules of Income and Expenditure relating to October 2018 and the schedules were accepted by members.

b) Grants to Organisations

VASA had submitted a request for £500 towards running costs. Members of the Parish Council agreed not to make a donation at this time due to lack of information.

9. Planning

The Clerk had previously circulated a schedule relating to all current planning applications which is appended to these minutes.

10. Flooding

The Chairman reported that parts of Bellbrook had received clearance works, but he was concerned as to the impact on other parts of Bellbrook. It was agreed that the Clerk should contact the relevant body to address the matter.

11. Correspondence

SDC – Social media Policy

WALC – Preparing for the next Elections

It was agreed unanimously that the Parish Council's current Social Media Policy was adequate and therefore the District Council's suggested Social Media Policy was not adopted.

12. Speed Watch

Councillor S Main agreed to take over the Speed Watch Programme and she was to pursue this.

13. Neighbourhood Plan

Councillor C Kimberley reported that the Neighbourhood Plan had now been delivered to each property in the village and that she was to ensure that all commercial premises would also receive a copy.

Councillor Kimberley advised members that the renewal was now due to be paid for the Neighbourhood Plan website. After discussion it was agreed that this was not necessary to retain the website as all information was available on the District Council's website. The Clerk was asked to instruct Alison Gregory to decommission the website.

14. Village Hall

Councillor P Blanchard updated members on the refurbishment project for the Village Hall and gave an overview of funding, both currently and for the future. Phase 1 of the works was estimated at £97,000 and Phase 2, £200,000. There were currently reserves of £60,000.

The Clerk was asked to check what was included in the Insurance Policy.

The Clerk had received two quotations for the asbestos survey but was asked to gain more information as to what would be included in any report.

15. Observations from Parish Councillors

Councillor P Smith asked if the Clerk could send a written thank you to Mees Wood for their continued support to the Parish Council.

Councillor Mrs C Elliott raised concern regarding flooding in the highway on Park Lane and the Clerk was requested to contact the Highways Team at the County Council.

The Clerk was asked to chase up Western Power to establish why the new lamp columns had still not been connected.

The Clerk was requested to contact the developers at Appleton House to remove the mud in the highway.

16. Public Questions

The Clerk was requested to check with the Planning Authority if the new front door at the Old Vicarage had planning permission for this Listed Building.

Mr A Jones thanked the Parish Council for its continued work to overcome the issues relating to homes on Hurdlers Lane.

17 Confidential Item

Under Section 100A of the Local Government Act 1972 the public and press were excluded from the meeting for this item by reason of the likely disclosure of exempt information relating to an individual, information which was likely to reveal the identity of an individual, and information relating to the financial or business affairs of any particular person.

The Chairman asked members to consider a change to the Clerks contract to enable the Parish Council to grant a weekly expenses payment of £4.00 to the Clerk. This was to cover the cost of Telephone, broadband, heating and lighting for working from home. The Chairman also asked members to consider that the Clerk be permitted to submit any mileage expenses at the recommended rate of £0.45 per mile. Both proposals were agreed unanimously.

It was also agreed unanimously that the Clerk submit a claim for backdated expenses from April 2018 to date.

The meeting finished at 9.45pm.

Signed..... Designation..... Date.....

Planning Schedule – October 2018

Application Number	Application Details	Comments required by	SPC Comment	SDC Comment
18/01790/FUL	Meads End, 5 Frogmore Road Proposed first floor extension above garage, two storey front extension and single storey rear extension. External alterations to dwelling including new windows and addition of cladding, stone and render Amended plans	16/08/18 2/11/18	Support	Granted
18/01883/FUL	Construction of a south western relief road to Stratford-upon-Avon Land Between B439 Evesham Rd/Luddington Rd & A3400 Shipston Rd, Including Land Between Luddington Rd & Stratford Racecourse, Land Between River Avon & River Stour/B4362 Clifford La And Land Between B4362 Clifford La And A3400 Shipston Road	31/10/18	No representation	
18/01892/OUT	Long Marston Airfield, Campden Road, Lower Quinton Outline application (with all matters reserved) for a phased development comprising up to 3,100 new homes (Class C2/C3), employment (Use Classes B1 (a)-(c), including business park of approximately 5.7ha (gross) and further employment space/land within mixed-use areas, village centre comprising a range of uses (Use Classes A1-A5/B1(a)/D1/D2), plus two primary schools and one secondary school. Provision of new open space including parks and amenity space. Provision of a new access junction from Campden Road. Associated infrastructure, utilities, engineering and landscaping works including sustainable drainage systems. The proposal incorporates the demolition/removal of the runways and other hardstanding and identifies existing structures	31/10/18	No representation	
18/02423/ADV	Mercedes-Benz Of Stratford-Upon-Avon Warwick Road, Black Hill Various illuminated and non-illuminated replacement external car dealership and forecourt signs	19/10/18	Support	Consent given
18/02426/VARY	Snitterfield Village Hall Variation of Condition 2 of planning permission 16/01890/FUL dated 9 August 2016 to allow omission of glazed canopy, alterations to front entrance canopy, single storey side extensions and rear alterations. Original description of development: Single Storey Rear Extension, single storey side extension and glazed canopy, new front entrance canopy	21/09/18	No representation	Granted
18/02454/FUL	Bellbrook House, Bell Lane Removal of existing conservatory to allow for the addition of a timber and double-glazed garden room	1/10/18	Support	Granted
18/02479/FUL	Block 2, Grange Meadow, Ingon Lane Proposed replacement storage building	24/10/18	Object	
18/02564/FUL	9 Pigeon Green Single storey rear extension, orangery with an atrium roof	26/10/18	Support	
18/02586/FUL	25 The Green Single storey rear extension and fenestration alteration	6/11/18	Support	

18/02633/FUL	Parkview, Church Road Construction of glazed link extension between outbuilding and dwelling, conversion of outbuilding to habitable accommodation, construction of open porch, insertion and replacement of windows and render; replacement gates and proposed fence, addition of roof-light, extension of chimney stack, alterations to outbuilding and hard landscaping	9/10/18	Support	
18/02634/LBC	Parkview, Church Road Construction of glazed link extension between outbuilding and dwelling, conversion of outbuilding to habitable accommodation, construction of open porch, insertion and replacement of windows and render; replacement gates and proposed fence, addition of roof-light, extension of chimney stack, alterations to outbuilding and hard landscaping, re-roofing and repairs to chimney stacks, gutters and downpipes and windows and various internal and external alterations	9/10/18	Support	
18/03047/FUL	Land by Northern Bypass, Ingon Lane Change of use of 3 storage containers and hard standing from Class B2 general industry to dog grooming and dog day care	30/11/18		
18/03083/FUL	Hillcrest, 5 Bell Lane Raising roof for loft conversion and new rear single storey extension	26/11/18		
18/03209/AG NOT	Wayfield Farm General purpose agricultural building	19/11/18		

Tree Applications

Application Number	Application Detail	Comments required by	SPC Comment	SDC Comment
18/02710/TREE	The Cottage, The Green T1 – holly – Fell T2 – lilac – Fell	4/10/18	Support	No Objection
18/02835/TREE	Meadow View, The Green T1 – Hornbeam - Fell	16/10/18	Support	No objection
18/02884/TREE	Bellbrook House, Bell Lane T1 - magnolia - Crown reduction by up to 1.5m T2 - conifer hedge - Reduction in height by up to 2m T3 - conifer - Reduction in height by up to 2m T4 - oak - Perform branch tip reductions of up to 2.5m on branches highlighted in photo to lessen canopy bias and improve appearance T5 - ash - Perform branch tip reductions of up to 2.5m on lower branches highlighted in photo T6 - lime - Removal dead wood. Removal of two lowest branches highlighted in photo	23/10/18	Support	

Appeals:

Application(s) reference: 17/02551/FUL

Planning Inspectorate Reference Number: APP/J3720/W/18/3206743

Appeal by: Mr S Singh

Site at: Land Adjacent To Telephone Exchange, Bearley Road, Snitterfield,

Proposal: Erection of three dwelling houses

Comments required by 15/11/18