

**MINUTES OF A MEETING OF SNITTERFIELD PARISH COUNCIL HELD IN THE VILLAGE HALL ON
MONDAY 11 FEBRUARY 2019, 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
County Councillor – Councillor A Parry for part of the meeting

There were 8 members of the public present for all or part of the meeting.

1. Public Participation

Mr A Jones of Bellbrook Farm confirmed that would be happy to answer any questions regarding his recent planning application.

Mr R Biggs of Snitterfield Fruit Farm explained that 'The Farm' was due to open on Saturday 6 April 2019, and it would house concessions for various retailers and increase employment in the area by up to 30 people. It was hoped the transformation of the site would turn it into an area which would be highly productive. Following the request submitted to the Licencing Authority for a Licence for the Sale of Alcohol, Mr Biggs asked the Chairman if he could speak on this matter when being considered by members as an agenda item. The existing licence is for the sale of alcohol for consumption off the premises.

This item was considered under Minute 6.

Mr R Mason had submitted a planning application for an extension to a storage building used as green keepers store and workshop and erection of security fencing at Ingon Golf Club.

This item was considered under item 10.

2. Apologies

An apology for absence was received on behalf of Councillor P Richards.

3. Declarations of Interest

There were no Declarations of Interest.

4. To approve the Minutes of the meeting held on 10 January 2019

The Minutes of the Meeting held on 10 January 2019, having been previously circulated, were agreed and signed by the Chairman.

5. MI Business Services - Website

The Chairman welcomed Mr Ian Broadbridge to the meeting. Mr Broadbridge gave an overview of his knowledge and services and explained that he would be pleased to support the Clerk and Parish Council should he be considered as Web Master to the Parish Council. It was intended that the Parish Clerk maintain the website as required, but MI Business Services would ensure that the security of the site was managed as necessary.

6. Premises Licence at Snitterfield Fruit Farm (Item brought forward on Agenda at the Chairman's discretion)

The application is for a licence to serve alcohol for consumption both on and off the premises and it quotes the hours 8.00 a.m. to 9.00 p.m. throughout the week. Mr Biggs confirmed that on Sundays, the business would be closed at 4.00 p.m. and so the licencing hours quoted for that day are currently incorrect. The trading hours on other days would normally be 8.00 a.m. to 6.00 p.m. in the winter months, but the hours for retail sales and the restaurant may be extended into the evening during the summer, for example, on Thursdays and Fridays, or at Christmas. In addition, alcohol may be served during the other activities taking place in the building after 6.00 p.m. such as 'Cookery School'.

The plan with the licensing application showed an area close to the Old Kings Lane (permissive way) marked as Event and Marquee Area and Mr Biggs explained that there are likely to be about four events in a year.

The Open Farm event day is on 9th June. It was agreed that the nearest dwelling is less than 200 metres from the proposed licenced area.

Following discussions, it was agreed that members would submit a response to the Licensing Authority addressing the matters relating to the hours of licensing, the event and marquee area, and the distance of the nearest properties.

7. Report from County Councillor – Councillor Mrs A Parry

Councillor Mrs A Parry reported that the budget proposals had been approved and comprise as follows: The budget represents the final year of WCC's three-year financial plan and savings of £67 million over the period, of which 90% have been made to date. As a consequence, Council Tax is set to rise by 3% and the Adult Social Care precept by 2% in view of the rising costs of the increasing ageing population. Adult Social Care now represents the largest budget spend at nearly £153 million.

Key highlights including an additional £6 million in children's social care and a further £6 million to manage the demand pressures on the education services in relation to pupils with special educational needs and disabilities.

It was also proposed to invest an additional £5m to protect the growing number of elderly citizens and vulnerable adults and manage winter pressures, whilst continuing to make progress on a greater integration between health and social care.

Warwickshire Fire and Rescue Service had been rated Good through its recent inspection and the second tenders at Stratford are being retained.

In addition, it is proposed to invest £2 million in Community Capacity, Independence and Prevention and WCC is looking to fund projects that will tackle the challenges of mental ill health and build capacity by actively exploring with partners, opportunities to help communities to be supportive of those that are vulnerable.

Other investments included:

£300,000 has been set aside over the next two years on the Homelessness Project programme.

£400,000 in the waste management service to meet increased demand as a result of housing growth £200,000 to expand WCC's transport planning capacity.

The Capital Investment Fund is being increased by £12.5m, which will also further investment in projects to stimulate the economy and keep communities safe. Priorities will be road projects where safety is an issue, new technology into gritter lorries, mobile compactors for the household waste recycling centres and cycle routes.

As a consequence of this responsible budgeting, WCC is in a strong financial position to meet the challenges of the next five years.

Policing in Warwickshire

The consultation/survey regarding the Police Precept closed at the end of January and as a result there will be an increase of £24 per annum based on a Band D property.

As part of the consultation process the Police and Crime Commissioner put forward proposals which set out the case for increasing the number of police officers, community support officers and police staff investigators in the county by up to 100, in order to meet rising levels of demand and to provide a better service to local communities. This builds on the Police Precept set last year, which has allowed for the investment in 50 frontline police officer posts in Warwickshire. These are now in the active stages of recruitment and will be ready to police our streets over the course of the coming months.

8. Matters Arising

a) Hurdlers Lane

Councillor P Cox confirmed the gas pipe for the affordable homes in Hurdler's Lane had been completed and meters have been fitted. On Tuesday 5 February, Councillor P Cox met with WRHA and their gas installation company to visit the homes for the last checks prior to installation. WRHA have since informed that they are sending out letters to their residents with installation dates from 25 February to 6 March 2019.

Councillor P Cox also expressed her concerns that despite remedial work having been completed on the roofs, there is still damp and mold in the upstairs rooms of one of the homes, which WRHA is aware of.

b) Play Areas

Councillor P Smith reported that there was a large amount of litter at the play area at The Green.

It was also reported that the replacement parts for the balance beam were on order and would be fitted in the near future.

c) Playing Field Working Group (PFWG)

Councillor C Kimberley reported that the Open Day was held on Saturday 2nd February at the Village Hall, and the displays were retained for the Community Café on Sunday 3rd February and for consultation with the School and Nursery. Members of the public were asked for their comments, suggestions and ideas for the improvement and development of the playing field.

The next meeting of the Playing Field Working Group will be on 18th February when the feedback from the consultation will be assessed and the next steps agreed, one of which is to consult all residents about the ideas and suggestions put forward. This will take the form of a questionnaire.

One estimate of the cost of engaging an independent consultant for this wider second consultation has been provided and another is being sought.

d) Pavilion

The Clerk reported that following the recent asbestos survey at the Pavilion, no notifiable issues were raised. The ceiling required some remedial repair works and any works would need to be carried out by a licensed contractor. The Clerk was to contact the Sports Club to relay this information before the new window was installed.

e) Website

It was agreed unanimously that the Parish Council should employ the services of MI Business Services to oversee the running of the website and its security.

9. Finance

a) Income & Expenditure

The Parish Clerk circulated schedules of Income and Expenditure relating to January 2019 and the schedules were accepted by members.

b) Grass Cutting Contract 2019

Councillor P Smith was seeking quotations from three local contractors for the grass cutting and maintenance for the 2019 season.

c) Notice Board

Councillor C Kimberly was obtaining prices for the possible installation of a notice board at the playing field for community use.

d) Following discussion it was proposed by Councillor P Blanchard and seconded by Councillor S Main that the Clerk's hours be increased from 10 a week to 11 a week to allow for the management of the Parish Council's website.

10. Planning

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

Further discussion took place regarding a planning application for an extension to a storage building used a green keepers store and workshop and erection of security fencing at Ingon Golf Club - 18/03545/FUL

Three members of the Parish Council had made a site visit to the premises on Friday 8th February 2019 and Mr R Mason had supplied the Parish Council with further information to support the application following the Parish Council's objection. He was asked to send the information to the Planning Authority at Stratford District Council.

Following consideration, it was agreed that Councillor C Elliott would contact Mr R Mason requesting that the subsequent information is submitted to the Planning Authority. A letter from the insurance company to confirm the necessity for secure storage had been proposed, the volume of the equipment to be stored, and information on the landscaping to screen the security fencing. The extension was to have one entrance only, and it had been queried if two would be needed for more efficient use of the storage space.

11. Correspondence

WALC – Points of Lights 2019
Bearley Parish Council – Pre-Submission Neighbourhood Plan Consultation
SDC – Gypsy & Traveller Assessment

It was agreed that the Bearley Parish Council – Pre-Submission Neighbourhood Plan Consultation be added to drop box for observations from members.

12. Speed Watch Group

Councillor S Main had received interest from 3 persons and was seeking further interest as a minimum of six was required.

13. Village Hall

Councillor P Blanchard reported that the renovation works to the toilets was now complete and £890 had been raised following the successful Variety Show.

The Village Hall Management Committee was thanked for completing the installation of the impressive new toilets and to Peter Turner for his generous donation of the sanitaryware.

14. Observations from Parish Councillors

Councillor C Kimberley asked the Clerk to proceed with the application for a bank account for the Playing Field Working Group.

Councillor C Kimberly suggested that the Parish Council adopt a protocol for site visits appertaining to planning applications and this was considered to be a positive idea. It was also suggested that an adopted protocol should be used under the Polices and Procedures review.

Councillor C Elliott expressed thanks to a kind citizen, who on his walk from Norton Lindsey, had kindly picked up bags of rubbish.

15. Observations from Members of the Public

It was understood that the site at Appleton House was operating outside the agreed hours and the Clerk was asked to contact the Planning Department.

Mrs H Schmidt-Hansen was to make further investigations as to the installation of amphibian ladders on The Green.

The meeting closed at 9.15pm.

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

Planning Schedule – January 2019

Application Number	Application Details	Comments required by	SPC Comment	SDC Decision & Effective Date
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 Race-course, 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	
18/02479/FUL	Block 2, Grange Meadow, Ingon Lane Proposed replacement storage building	24/10/18	Object	
18/02586/FUL	25 The Green Single storey rear extension and fenestration alteration	6/11/18	Support	Permission with Conditions 24/01/19
18/02347/LBC	The Pigeon House, The Green Minor remedial works to roof and gutters. 2. Remove and replace cementitious based mortar with hydraulic lime-based mortar to dovecote frontage and side elevations. 3. Replacement of 2no. windows to front and side elevations of property (first floor) with hardwood windows of similar style and single glazing. 4. Remedial work to oak frame (external) to replace two sections of timber, associated mortar work and sealing of additional areas. 5. Splice existing oak purlins.	8/1/19	Support	Withdrawn 18/01/19
18/03113/LBC	Corner Park House Re-roofing tile sections of roof, replacement of window and roof covering of existing dormer, installation of insulation to roof, installation of bathroom to second floor including replacement of existing door	17/12/18	Support	Granted
18/03212/FUL	Appleton House, Elmdon Close Erection of one house and garage, re-alignment of vehicular Access off Church Road and associated development	8/1/19	Object	
18/03222/VARY	Snitterfield Fruit Farm, Kings Lane Variation of Condition 2 and 3 of planning permission 17/02840/VARY to allow internal and external alterations including extension to existing WC and amendment to external materials. Original description: Change of use of land and buildings to mixed use purposes comprising a Restaurant (A3), Retail (A1) and Craft or Artisan Production Studios (B1), Event and display space (Class D1), ancillary offices, storage and facilities; alterations and adaptations of buildings; formation of a car park and new access drive with other associated works. Diversion of Public Right of Way (SD146).	18/01/19	Support	
18/03356/FUL	1 To 3 High Close Farm, Black Hill	2/01/19	Object	Withdrawn 11/01/19

	Demolition of three dwelling houses and outbuildings, erection of three replacement dwelling houses, bat and bird building, widening private drive and associated works			
18/03545/FUL	Ingon Manor Hotel & Golf Club Extension to storage building used as green keepers store and workshop and erection of security fencing	5/2/19	Object	
18/03578/FUL	The Barn, Snitterfield Fruit Farm, Kings Lane Conversion of listed barn to dwelling and associated internal and external alterations (amended scheme to that approved under 15/01426/LBC)	8/1/19	Support	
18/03579/LBC	The Barn, Snitterfield Fruit Farm, Kings Lane Conversion of listed barn to dwelling and associated internal and external alterations (amended scheme to that approved under 15/01426/LBC)	8/1/19	Support	
18/03666/COUR	Heath End Farm Prior approval for the change of use of 5no agricultural units to uses falling within Class D2 assembly and leisure (as a flexible use allowed under Class R of Part 3 of the GDPO 2015).	6/2/19		
18/03724/FUL	Bell Brook Farm Agricultural workers dwelling	25/02/19		
19/00286/FUL	3 Bell Brook Demotion of Existing Front Conservatory, Erection of Single Storey Front Extension & Front Elevation Modifications	28/2/19		

Tree Applications

Application Number	Application Detail	Comments required by	SPC Comment	SDC Decision & Effective Date
19/00022/TREE	The Old Bakehouse, 12 The Green T1 - beech - Reduce in height from approx. 7.3 metres to 3.65 metres and spread from 4.5 metres to 3 metres	25/01/19	Support	No objection 5/2/19
19/00043/TREE	Sunbank, The Green G1 - sycamore x3 - Crown lift to approx. 5-6metres above ground level	31/01/19	Support	No objection 5/2/19
19/00117/TREE	Tudor House, Church Road T1 - Lawson Cypress - Fell	7/2/19	Support	
19/00135/TREE	1 The Manor House T1 - cherry plum - Reduce height and spread from approx. 5metres to 3.5metres T2 - yew - Reduce height from approx. 6metres to 3metres	8/2/19	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 sent 15/11/18

Application(s) reference: 17/02565/FUL - Planning Inspectorate Reference Number:

APP/J3720/W/18/3209676

Appeal by Messrs Taylor And Black - Site at: Land Off Jago Green, Snitterfield Lane, Snitterfield,

Proposal: Change of use of land to domestic and erection of 9 dwelling

Comments due by 13 December 2018

Planning Inspectorate Reference Number: APP/J3720/W/18/3213454

Appeal by Dr Eghbal Hamidy

Site at Avon Lodge Ryon Hill, Warwick Road, Stratford-Upon-Avon, CV37 0NZ

Proposal Detached dwelling with associated landscape works

Comments due by 10 January 2019