

## **LUDDINGTON PARISH COUNCIL**

MINUTES OF MEETING HELD ON MONDAY 17<sup>th</sup> FEBRUARY 2015 AT 7.30pm

Present: Councillors Gist, Hegarty, Heyworth and Jones.

In Attendance: J. Madge (Clerk) County Councillor Horner, Paul Martin of Ainscough Strategic Land and 1 member of the public

Apologies: District Councillor Vaudry

1. Public Participation: None.
2. Declarations of any Personal or Prejudicial Interests by Members including consideration and decisions upon written requests for dispensation for disclosable pecuniary interests (if any): None
3. Minutes of the Meeting held on the 20<sup>th</sup> January 2015 had been circulated and were approved and signed.
4. Matters Arising:
  - (a) Village Green: Still no response from Ragley Estate. The Clerk had tried to contact the Estate Manager by telephone without success.
  - (b) Joint working for road maintenance: No local Parish Councils had expressed any interest so far, and it was suggested that further consideration should wait for the outcome of the pilot scheme in the Rugby area.
  - (c) Letter of appreciation had been sent to Western Power Distribution.
  - (d) The Chairman had attended Western Power Distribution's area stakeholder's meeting. There were many other councils in attendance.
5. County Councillor's Report: CClr Horner sent a written report as follows:
  - (a) The County agreed its budget on February 5 after a 13 hour meeting. No party has overall control but any combination of Conservative, Labour and Liberal Democrats could gain a majority. During the day all combinations of parties were considered. If Labour and Liberal Democrats had forced the budget then the Conservatives would have resigned the administration. In the event a Conservative/Liberal Democrat budget was approved. Key amendments were more funding for rural broadband, extra funds to improve safety for walking to school, matched funding for a bid to Central Government to convert all street lights to LED and funding of an initiative to help disadvantaged pre-school children. If the bid for LED funding is successful Parish Councils should consider apply for grant aid to convert their street lights to LED. Council Tax will increase by 1.95%
  - (b) The Council won a Judicial Review of its redesign of services for disabled children and young people. It needs however to set up a disability register and develop the delivery of the proposed local offer.
  - (c) Elections have just finished for the Warwickshire representatives on the UK Youth Parliament. Last year 14,539 young people voted and in this General Election year it is hoped the number will be higher.

- (d) Trading Standards have continued to be busy discovering mislabelling at an Indian Restaurant in Alcester and dangerous and counterfeit cosmetics in Nuneaton.
  - (e) Warwickshire is looking to recruit “Master Composters” in a bid to reduce the amount of organic waste sent for disposal. Training will be held at Garden Organic in Ryton on Saturday, March 7. Please phone Caroline Faulkner on 01926 418088 to book a place.
  - (f) A consultation on ideas to reduce flooding in Warwickshire is running until March 25 and anyone who wants to contribute should Google “ask Warwickshire” and complete the forms.
  - (g) Warwickshire is looking for volunteers over the age of 24 to rent a room to a young person in need of a home. The idea is to bridge the gap from home to self-supporting and the host would provide a family-type environment with care and guidance, teaching practical skills like cooking, budgeting and shopping. Expenses are covered and the project is a joint scheme with Barnardo’s. Anyone interested should call Vicky Southgate at Barnardo’s (07798 656562)
  - (h) Warwickshire Libraries already offer a large number of learn a language CDs and now have set up an Internet option of learning on-line at home, “Transparent Languages Online”
  - (i) The Better Care fund is creeping towards implementation in April with Warwickshire being given permission to deploy £36 million in rolling out a programme of providing care in people’s homes rather than in NHS hospitals.
6. District Councillor’s Report: CCllr Horner relayed DCllr Vaudry’s report as follows:
- (a) Core Strategy has undergone examination in public, and discussions are still on-going. One point raised is that the plan anticipates increases in employment numbers by up to 2,500 jobs but does not identify where the additional employees will live. Likely to be a reduction in the number of homes planned in green belt.
  - (b) There is no increase in Council Tax.
7. Finance:
- (a) The Community Account stood at £5,979.34.
  - (b) There were no bills for payment
8. Specific Agenda Items:
- (a) Ainscough Strategic Land and proposals for development of Veterinary Laboratory Facility at Luddington:  
 Paul Martin gave out an illustration of his Company’s initial proposals for the site. His background is in town planning and his Company specialises in acquiring land and obtaining planning permission for its development before selling the land on to a developer. They have dealt with sites all over the country.  
 The site at Luddington was put on the market by DEFRA at the beginning of the year with the objective of selling it before the end of the current financial year (end of March). His Company have agreed, subject to Contract, to buy the site, and the Contract is being dealt with by their lawyers. If the deal is not completed by the end of the financial year DEFRA would transfer responsibility for disposing of the land to the Homes and Community Agency.

His Company's objective, and their track record, is to work with local communities to try to ensure that subsequent developments fit into the community and meet the communities' needs and objectives, and was therefore interested to know whether the community would want such facilities as a shop, or public house, or crèche, or play area for children included within the scheme to improve both the scheme and the community generally. He asked about the history of the site and referred to old Ordnance Survey plans, and was told about the Horticultural Experimental Station that preceded the Veterinary Laboratories.

In explaining the community he was advised that while the Parish Council area as a whole had a population of 430, nearly 200 of these were in Dodwell Park, and only about 150 live in the village of Luddington itself, which has less than 75 houses currently. The Company's initial proposal of 60 houses was therefore almost doubling the size of the community at a stroke. He confirmed that 60 would be the maximum density proposed, and is in accordance with the government's guidelines of 30 to 60 units per hectare – a density of 30 works out to between 12 and 14 units per acre, and this site is about 5 acres. He confirmed that the number could be reduced to, for example, a scheme of 40 dwellings with open space and perhaps a local shop or pub.

It was pointed out that the village is not classified as a Local Service Village in the emerging Core Strategy, and is not therefore considered a sustainable location for development, but this may be balanced by the fact that the site would be treated as a brown field site, where there is more of a presumption favouring re-development.

He confirmed that whilst a residential development was the most favoured option, other potential uses had been considered. The current use as a purpose-built laboratory was limited and it was unclear who might wish to use it. Conversion to office use might be possible, but would be likely to create increased traffic use. Leisure uses such as a hotel etc has the disadvantage that the area is well served for such facilities, while residential care units are unlikely to work as a sole component of the development, but could be blended in with other uses.

He confirmed that his Company would want to make an outline planning application as soon as possible following its purchase of the site, but would want to take care to ensure any scheme is attractive in design. He confirmed he would be willing to make a presentation to a public meeting.

Paul Martin then left the meeting and following further discussion it was agreed that the Chairman would send a reply suggesting a public meeting.

(b) Requirements to comply with Transparency Code:

Regulations to implement the Transparency Code for Smaller Authorities with a turnover not exceeding £25,000.00 per year are expected to come into force by the end of March 2015. By April 2015 the requirements include publication on a publically and freely accessible website of all meeting agendas and associated meeting papers not later than 3 days before the meeting takes place and publication of draft minutes from all formal meetings not later than one month after each meeting. By 1<sup>st</sup> July 2015 it will also be necessary to publish an annual set of data including all items of expenditure above £100.00, the end of year Accounts, Annual Governance statement, Internal Audit Report, list of

Councillor responsibilities and details of public land and building assets. It was agreed that the site [www.luddington.org](http://www.luddington.org) would be used for this purpose.

9. Correspondence:

- (a) WALC – Annual Briefing Day on 7<sup>th</sup> March 2015 at Myton School Warwick
- (b) CSW Broadband – update and New Contract
- (c) Sandfields Farm HR & Hostel Manager – criminal record checks on employees
- (d) WALC – Ministerial statement on final local government finance settlement 2015 to 2016 confirms no parish councils have been made subject to the referendum threshold and therefore no capping of parish council precepts.
- (e) WALC – new Twitter account: @\_WALC.
- (f) Stratford upon Avon and District CAB – receipt and thanks.
- (g) WCC – cancellation of Alcester/Bidford Community Forum on 17<sup>th</sup> March 2015.
- (h) SDC – Revised forms and advice concerning Register of Members' Interests
- (i) Rural Crime Co-ordinator requesting information about community events to which the Safer Neighbourhood Teams could offer free property-marking
- (j) Alcester South Safer Neighbourhood Team survey on policing in the area.
- (k) Clerk to circulate further relevant correspondence

10. Planning:

- (a) Buratti (14/02449/FUL) The White Bugalow Evesham Road Dodwell – retention of 2 buildings for the purpose of providing 4 holiday lets with an interim use of the Bat House for the provision of site security during the construction of the replacement dwellings at Glen Yeat and The White Bungalow. It was agreed to object on the grounds that the access was not safe enough to support such an increase in the potential users of the sites.
- (b) Drayton Manor Farms Ltd (15/00326/FUL) Drayton Manor Farm Alcester Road Stratford on Avon – installation of up to 200,000 solar panels (50 mega watts) together with associated equipment including up to 29 inverter cabins and one sub-station cabling fencing (max 2.1 metres tall) CCTV system comprising 11 no 3 metre tall pole-mounted cameras and connection to WPD 66kv local circuit grid. (Notification as a neighbouring Parish Council). Comment that unless there is adequate screening the site would be visible from Dodwell.

11. Business for Future Consideration: None

Next Meeting scheduled for Tuesday 17<sup>th</sup> March 2015 at 7.30pm.

Meeting closed at 9.55pm