

Luddington Parish Council

Minutes of the Meeting held at Luddington Village Hall on 12th September 2017 at 19:30

Present: D Nutt (DN) (Chairman), J Warrender (JW) (Vice-Chairman),
T Beeley (TB), A Hegarty (AJH), W Hughes (WH), A Haines (ADH)

In attendance: R D Armstrong (Clerk), P Barnes (PB) (District Councillor)

1. Record of members present

As shown above.

2. To receive apologies and approve reasons for absence

Apologies were received and approved from C Wise.

3. Declaration of interests in any item on the agenda

Councillors were reminded that they are required to disclose an interest in any item on the agenda.
No interests were expressed

4. To approve the minutes of the Parish Council meetings held on 15th August 2017

The minutes of the meeting were read and approved.

5. To receive any questions or representations from the public

No questions or representations were made by any members of the public.

6. Matters arising from the minutes of the last meeting not covered in the agenda

There were no matters arising.

7. County Councillor's Report

MB was unable to attend the meeting and submitted his report in writing, which will be published on the Parish Council website.

8. District Councillors Report

PB reported that application **17/00234/FUL** in respect of 131 Luddington Road had been appealed and that this had been refused by the planning inspector.

Application **17/02119/FUL** in respect of 141 Luddington Road will be considered at Planning Committee and is likely to be refused.

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An application for housing in Welford-on Avon had been refused by SDC, but on appeal this was allowed on the basis that the SDC Core Strategy guideline of 14600 houses was a guideline.

The letter submitted by LPC in respect of Long Marston will receive a response on 29 September. The draft minutes of the Long Marston Steering Group meeting will be circulated by the Clerk.

9. Clerk's Report

The Clerk reported that £5894.83 was held in the Community account as at 8 September 2017. It was explained that the salary payment included an income tax refund which resulted in a higher payment than normal.

The following accounts were presented for payment :

| | | | |
|---------------|---------------|--------|--------|
| P Rudge | Grass cutting | 100781 | 246.25 |
| R D Armstrong | Salary | 100782 | 726.11 |
| P Rudge | Grass cutting | 100783 | 386.25 |

JW proposed that the payments be approved and this was seconded by **AJH** and passed unanimously.

The Parish Online mapping service has been tested by members since the last meeting and found to be a useful tool with several benefits to the Council. **JW** proposed that a subscription to the service be purchased at an initial cost of £48.00 and an annual fee of £28.00 in subsequent years. This was seconded by **ADH** and passed unanimously.

The Clerk pointed out that P Rudge had already been paid £1998.75 in the current financial year which exceeds the £1800 which had been agreed for the year. The Clerk will write to Mr Rudge to point this out.

The Clerk reported that Aon UK were withdrawing from the parish council insurance market and that their business would be transferred to BHIB Insurance Brokers who would be providing quotations to councils when renewals were due. We will be seeking competitive quotations for comparison in March 2018, shortly before our renewal date.

The Clerk reported that all correspondence received by the Council had been forwarded to members by email.

10. Planning

Long Marston

JW reported that the Long Marston development satisfies the five year land supply specified in the Core Strategy. If this does not go ahead, there are likely to be other planning applications submitted within the Parish.

No response has been received to the letter providing feedback on the Long Marston Stakeholder event.

JW has circulated a report entitled Marston Meads Garden Village Draft Framework Masterplan, a supplementary planning document for Long Marston Airfield.

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SWRR

Following the Steering Group meeting on 1st September, Mike Emmet (Cala) has commented: “Our preliminary ground investigations have confirmed that the route is underlain by clay. While this will influence the technical solution to construction it is not anticipated to affect the design as such. As anticipated, we are looking at an elevated structure and not an embankment. Similarly, proposals for Camden Road have yet to be developed. Several junction improvements are planned in association with the outline planning permission for phase 1 but we are aware of additional issues and concerns which will be addressed through a comprehensive transport assessment to be undertaken during the autumn. The tubes across the road to which you refer are measuring vehicle speeds which will input into the design process of, in particular, the SWRR/Luddington Road junction. They are not being used for traffic survey purposes (which I understand has already been carried out by WCC) which, as you infer, need to be carried out during 'normal' traffic conditions. We will, however, be undertaking a validating exercise in October to ensure traffic speeds are accurately recorded and incorporated into our proposals. I hope this addresses your concerns. Inevitably, with limited information currently available, this can only be an interim update but I will brief Councillor Giles further later today and repeat my offer to meet again with you and your neighbours in order to keep you as fully informed as I can. Please do let me know when would suit.” *(Full document from this SDC meeting attached/ fix a date for autumn meeting with CALA? M.Emett has further said that Mid November would be the time that most details have to be in place, so it would be sensible to work with that timeframe).*

There are rumours suggesting that driverless trains may run on the Stratford to Honeybourne line, but this is without confirmation.

SRAG

JW reported that SRAG are short of funds. A discussion about the possible contribution to SRAG by the Parish Council ensued and the Clerk advised against this course of action on the basis of legal advice and other comments received from WALC.

DEFRA Veterinary Investigation Site

A preliminary meeting to exchange information was held in the Village Hall on 30th August with the Parish Council, Cushman and Wakefield, Homes & Communities Agency and Zebra Architects. There are no details concerning the number of dwellings, designs or developers as yet. LPC advised on the constraints for this site, the results of previous public consultations and relevant sections of the VDS. Minutes of this meeting are published on LPC Website. LPC are committed to holding public consultation as soon as adequate information on proposals comes forward for this government owned brownfield site.

Cushman and Wakefield have confirmed that they are able to join LPC for a public consultation event at the Village Hall on 10 October. The Clerk will confirm this booking with the Village Hall bookings co-ordinator.

Updated Applications

17/00234/FUL 131 Luddington Road
Planning Inspector rejected the appeal on grounds of loss of neighbours' residential amenity and character, also size, light and space

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17/00561/FUL Borden Hill Farm
Target date for determination is 30/09/17

17/01736/FUL 143 Luddington Road; Major modernisation and second floor.

Was due to go to committee, but now delayed due to a bat survey requirement. The application is on the agenda for the Planning Committee meeting on 27 September. **WH** advised that SDC Planning Officers had made valid points regarding the urban effect of the second storey element in an urban environment and, on balance, it had been appropriate to support the applicant to the wider forum of the Planning Committee, as a homogenous and stylish proposal, but it was really up to him to press his case from here considering the PC could not totally argue against the planners' points.

17/01987/LDP Notice Board, Stannells Close; Lawful Development Permission
Decision date put back to 29th September. Recent emails and questions have been answered relating to maintenance and grass cutting of this area. Stannells residents do this at present. Noticeboard is at **JW** property for safekeeping.

17/02119/FUL 141 Luddington Road; Games room/garage extension;
Determination date 12th September; 2 Neighbour comments, 1 in support, 1 with an access query. Appears to be a new in-fill dwelling, unlikely to be approved by SDC, also contravenes VDS.

JW proposed that the application be referred to SDC for determination using delegated powers and this was seconded by **DN** and passed unanimously.

New Applications

17/02330/FUL 1 Dodwell Farm Cottage; Vehicular access application
There are concerns about the access to the site which have been expressed by local residents. One resident **WH** reported that no access to the site had been made since 1985. **JW** felt that this may be a speculative application and that an application for housing may be submitted at a later date.

DN proposed that no representation be made in respect of this application and this was seconded by **JW**. The motion resulted in equality of votes and **DN** exercised his casting vote in favour of the motion.

17/02523/FUL 196 Luddington Road; Single storey rear extension, garden wall and gates.
WH expressed hope that an amicable party wall agreement would be effected, following basic NPPF and LPC planning guidelines that parishioners making a planning application that affects their neighbours should do their best to work constructively with each other towards a mutually satisfactory solution.

TB proposed that no representation be made on the application and this was seconded by **JW** and passed unanimously.

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11. Environment, Health & Safety

Environment

ENV06 Restore BT telephone box in the Village

R Evans has advised that the ongoing cost of retaining the maintenance contract in place past year 4 of the defibrillator installation would be £126 per year.

TB recommended that LPC allocate £150 towards improvement of the phone box on the basis that this is roughly what it will cost to purchase paint and equipment for refurbishment.

TB was asked to obtain a fully costed proposal for all elements of the project, including initial and ongoing annual costs.

JW agreed to begin the application process for Lawful Development Permission in respect of the change of use of the telephone box as a community space. The fee for the application is £48.75.

DN proposed that the application be raised and this was seconded by **AJH** and passed unanimously.

Action recommended: Review at next meeting.

ENV07 Purchase of the Village Green

WH reported that she had written to the estates manager at Ragley Hall, pointing out that a new lease would require proof of ownership of the Village Green by Ragley Estates. in which case legal costs should be divided in setting up a new lease as both parties had interests in this being achieved.

Lord Hertford was registered as the owner of the Village Green in 1969 and this is shown in the Register of Town and Village Greens at WCC.

Action recommended: Review at next meeting.

Health & Safety

SAF01 Swing on the Village Green

ADH undertook to repair the swing. A safety inspection will be scheduled when the work is complete.

Fitness & Wellbeing

No activity

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12. Traffic Management & Community SpeedWatch

SW02 Number and location of police owned LIDAR guns

The Clerk reported a conversation which he had held with Adnam Ali concerning missing speed guns. The difference in cost between refurbished laser guns and radar guns is not as great as was initially thought. The Clerk asked Mr Ali to consider the possibility of calibrating the guns every two years which would reduce the annual running costs considerably.

13. Crime Prevention & Fire Safety

No activity

14. Communication & Engagement

No activity

15. Planning Application Policy

The Clerk presented a draft Planning Application Policy document for consideration by members. **WH** offered several changes to the of the policy. **DN** will meet with **WH** and **JW** to draft a policy which incorporates best practice across parish councils and guidelines provided by SDC and WALC.

16. Parish Council Website

This item will be carried forward to the next meeting.

17. Business for future consideration

No items were proposed to be added to the next agenda.

18. Training Events

DN asked all members to consider the WALC training events which they would be interested in attending. New councillors were recommended to attend the appropriate induction course. Full details of the available courses are available on the WALC website. Members should inform the Clerk of any courses which they would like to attend.

19. Any Other Business

There was no other business.

20. Date of Next Meeting

The next meeting of the Parish Council will take place on Tuesday 17th October 2017 at 19:30 at Luddington Village Hall.

The meeting closed at 21:55.

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Notes

Indices to the open and closed issues referred to in items 11-14 can be found on the Parish Council website.

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| Abbreviations used : | DN | - | D Nutt | Parish Council Chairman |
| | JW | - | J Warrender | Parish Council Vice-Chairman |
| | TB | - | T Beeley | Parish Councillor |
| | AJH | - | A Hegarty | Parish Councillor |
| | ADH | - | A Haines | Parish Councillor |
| | CW | - | C Wise | Parish Councillor |
| | WH | - | Wendy Hughes | Parish Councillor |
| | MB | - | Mike Brain | County Councillor |
| | PB | - | P Barnes | District Councillor |
| | MG | - | M Giles | District Councillor |
| | ME | - | M Emmet | Cala Homes |
| | SDC | - | Stratford District Council | |
| | LPC | - | Luddington Parish Council | |

Signed: _____ D Nutt (Chairman) Date: _____