



PARISH COUNCIL OF CLAVERDON

Minutes of Council Meeting 4th July 2017

Present : Councillors S. Lawton (Chairman) : M. Wilcox : N. Dargan : H. Spiers : D. Middleton
County Councillor J. Horner
District Councillor P. Richards

Apologies for absence.

Apologies were received from Councillor P. Bicknell, who was away on holiday at the time of the meeting, Councillor K. Meeson who had family commitments and District Councillor P. Richards who at short notice had to deal with problems connected with his office.

Declarations of Interest

Councillor Wilcox declared a non-pecuniary interest in respect of Item 5.3.4, The Ridge being a house in the near vicinity of his own property. He reserved the right to comment on the application but did not participate in any vote. Councillor Spiers declared an interest in item 5.3.3, in that she is the joint owner of the property. Having made an initial statement in explanation for the proposal, took no further part in the proceedings on this matter.

1 Minutes of the last Meeting.

1.1 On the proposal of The Chairman, and with all in favour, the minutes of the Council Meeting held on 6th June 2017, as circulated with the agenda, were approved and, later, signed as being a correct record of the proceedings.

2 County Council Matters

County Councillor Horner commented on the following issues :-

- 2.1 Whilst there is a safe Conservative majority at Hire Hall the situation of the position in The Government is making some confusion in matters of administration.
- 2.2 During the election Councillor Horner promised six actions. These are being followed in the areas of
 - 2.2.1 Traffic policing in Arden division, including seeking the support of Nadhim Zahawi to develop a plan to manage traffic.
 - 2.2.2 Looking at the usage of County Council buildings in Arden and their use and
 - 2.2.3 Contacting Councils to check whether there is an interest to see if there was an appetite for an Arden Parish Councils summit.
- 2.3 County Council is looking to save £6 – 7m this year
- 2.4 County Council's Trading Standards Service will focus on Cyber Crime in The County in July, as part of **Scams Awareness Month 2017**.
- 2.5 A waste operator has been fined following successful action by WCC when operators of a waste disposal operation in Napton, failed to meet Planning Conditions resulting in mud left on the highway, dust and disturbance for residents.
- 2.6 Support for the free bus service from the villages to Tesco has been withdrawn as part of the cost saving measures, The County preferring the U-Bus Service.

3 District Council Matters

3.1 No report available

4 Public Input

- 4.1 Ms. Rachel Gunningham again raised the matter of a Council / Village website, citing that for Shrewley as being very informative, giving much information about The Village as a whole, as well as council information and asked why it is that Claverdon does not have something similar.
 - 4.1.1 The Chairman explained that the primary purpose of the current website is to publicise the work that is going on in respect of the preparation of the Neighbourhood Plan, upon the completion of which it may well morph in to something more along the lines of what Ms. Gunningham is suggesting. There followed a lengthy discussion, during which it was noted that
 - 4.1.1.1 the amount of work (and cost) involved in keeping such a website updated is considerable and despite asking for volunteers take on the job of administering it, none has come forward.
 - 4.1.1.2 The Council is already publishing agendas, minutes and other information there.
 - 4.1.1.3 As well as the noticeboards in The Village, The Council uses the Parish Magazine and thereby contributes to the cost of its operation, which could be withdrawn and re-allocated to operating a fuller website, but

possibly to the detriment of the magazine.

5 **Planning.**

5.1 Update on previously considered applications.

5.1.1 Four Winds, Langley Road 17/00934/FUL - Replacement dwelling and demolition of existing outbuildings and the erection of a detached garage (revision to 16/03442/FUL)

5.1.1.1 CPC supported the proposal and the application was subsequently approved.

5.1.2 Fobello, Station Road – Demolition of an existing garage and replacing with 2 storey garage, cosmetic works, replacing existing doors and windows.

5.1.2.1 CPC returned a response of 'No objection' and the Application was approved 7th June 2017

5.1.3 White Gates 17/00909/FUL - Alterations and extensions to included two storey extension to south east elevation, porch extension to north east elevation, single storey extension with balcony at first floor to north west elevation and alterations to fenestration and cladding

5.1.4 CPC returned a response of 'No objection' and the Application was approved 20th June 2017

5.1.5 Heart of England Farms

5.1.5.1 CPC submitted an objection on the grounds of further intensification on the site and the fact that there are many outstanding to this aspect requiring settling before further development being permitted.

5.1.5.2 It was referred to Committee for a decision with a recommendation to approve, but was refused on the grounds that it would be inappropriate development in the Green Belt (Para 79 of NPPF) : Failed to Demonstrate that it is justified : Is not considered to show benefits to the existing business : There are no special circumstances that would outweigh the Harm to the openness to the rural character and appearance of the site : Contrary to CS10 and AS10 of the Core Strategy : The size, location and appearance of the building would result in a building of domestic appearance in a previously undeveloped area and would fail to respect the rural character and appearance of the wider site.

5.1.6 Glebe Road No 9 - Demolition of house and erection of replacement dwelling

5.1.6.1 This was discussed at the council meeting of 6th June when the Householder was in attendance, when it was agreed that the appropriate response is one of 'No representation' it being more appropriately left to the Planning Officer to decide, working within the bounds of SDC Policy and the Core Policy.

5.1.6.2 The application was approved 23rd June 2017.

5.2 Applications Responded to Inter-meeting

5.2.1 Glenhurst Farm 17/01404/FUL - Demolition of existing ground floor extension. Construction of new single storey Orangery to accommodate kitchen. removal of bay window and forming of new main entrance with roof canopy over

5.2.1.1 Having been circulated by e-mail 8th to councillors and there being one response of support, five of 'No Objection', a response of 'No objection' was submitted 22nd June.

5.3 New Planning Applications

5.3.1 Crown Farm 17/01858/TREE – T1 Sycamore – Reduce crown by approx. 1m to suitable branch junctions/growth points and prune out dead wood.

5.3.1.1 A response of 'No Objection' was agreed.

5.3.2 Claverdon Oaks, Henley Road 17/01424/FUL – Proposed replacement agricultural building (part retrospective)

5.3.2.1 The plans for this were not available at the meeting and Councillor Wilcox said that whilst he had had some difficulty in assessing the extent of the change from looking at the on line plans, he suspected that there could be an unacceptable increase in the size of the building, were it to be completed. The chairman requested that the application be re-circulated and for Councillors to comment via e-mail.

5.3.3 8 High Croft 17/01646/FUL - Proposed single storey extension to rear.

5.3.3.1 Having discussed the matter and recognising that a similar change has been made to other properties in the area, it was agreed to submit a response of 'No objection' to the application.

- 5.3.4 *The Ridge 17/00210/FUL – Demolition of existing dwelling and construction of a replacement dwelling and detached double garage.*
- 5.3.4.1 *From previous consideration of this application, CPC responded with an objection on the grounds that the finish of the new building is out of line with the Village Design Statement: Concern regarding the loss of Trees: The Double Access Drive is out of place with the street scene.*
- 5.3.4.2 *The Planning Officer has now written suggesting that the majority of the issues could be dealt with by imposing suitable restrictions as part of an Approval and notes that there is a property nearby with a double access, suggesting that this would therefore not be out of keeping with the street scene. He requests reviewing his comments and consideration as to whether The Council would be able to withdraw the objection.*
- 5.3.4.3 *Following discussion, it was agreed (Councillor Wilcox abstaining from the vote) that there is without having the detail to hand as to the restrictions that would be imposed, the council's objection could not be withdrawn and therefore the matter should, rightly, be referred to Committee for a decision.*

6 Neighbourhood Plan

- 6.1 *The Chairman said that there are one or two points that need to be resolved in the draft for the Neighbourhood Plan prior to submission to SDC for initial comment and presentation to The Village. The Housing Requirement Survey which is being undertaken has had a high response and the analysis of this is underway at the present.*

7 Recreation Field

- 7.1 *Village Fete and Recreation Field Facilities*
- 7.1.1 *The fete held on 23rd June has been heralded as a great success, and raised a total of some £15,000, which will go towards the proposed refurbishment of the Recreation Field Facilities. The Chairman said that grateful thanks are due Rebecca Muller for the success and to Councillor Spiers for her considerable input to the organisation.*
- 7.1.2 *It was noted that for some time now, The Crown has been organising fund raising events in support of the Playgrounds refurbishment and The Chairman asked where these various moneys are being held and administered. Councillor Spiers said that they are in designated bank accounts and agreed to determine where these are. She will also look in to the matter of a sum of money that was raised some time ago by the Cricket Club / Youth Club towards Pavilion Refurbishment and where this is being held.*
- 7.1.3 *The Chairman noted that to move on further, grants will be sought from various different sources and asked Councillor Spiers to liaise with Charlie Waterworth to co-ordinate efforts for Pavilion and Playgrounds*
- 7.1.4 *Referring to the plans for the pavilion, The Chairman said the intention is to do a mixture of extension and refurbishment. We are aware that there is a substantial amount of asbestos built in to the building, although it is not clear exactly what type it is. A survey is needed to determine the type, at an estimated cost of £500 and he requested authorisation to proceed with this. This was agreed, with all in favour.*

8 Yarningale Common

- 8.1 *Mowing arrangements*
- 8.1.1 *WWT have advised that due to the pressure of their commitments, they will be unable to carry out the mowing this year on Yarningale Common. Alternative sourcing of the work has been found with three options on dealing with the cuttings – leaving on the ground where mown: dispersing in the wooded areas: removal from site for disposal.*
- 8.1.2 *Following some discussion it was agreed that we should follow the WCC Biodiversity Department recommendation to lift the arisings and take off site for disposal.*

9 General Other matters including any arising from Earlier Meetings and not already covered.

10 General Post Received

10.1 Alcester North SNT

Weekly Update and Prompt W/C 11th June 2017. One Claverdon Item recorded - Langley Road, Garage at building site broken into and various tools stolen.

10.2 WCC - passed on through WALC

Latest edition of Public Health Newsletter with information regarding PHE Annual Conference at Warwick University in September and list of latest publications and newsletters. (Circulated by e-mail.)

10.3 SDC Planning

Release of Site Allocations Plan to complement the Core Strategy for Consultation the closing date for comments is 28th July.

A copy of the plan for Claverdon shows only a small change from the previously issued version, this being the inclusion of the 'Tin Tabernacle' site as being within The Village Boundary. This is considered insignificant, and it was agreed that no comments need to be submitted.

10.4 SDC Monitoring Officer

Information that a report is going to the Audit and Standards Committee regarding a proposal for a new Code of Conduct for Councillors. Copy of the report, which contains the draft of the new standard included. (Circulated by e-mail.)

10.5 WCC Localities and Communities

Cyber Scam Update - June issue. (Circulated by e-mail.)

10.6 Alcester North SNT

Weekly update and Prompt W/C 18th June 2017. No Claverdon Items Noted this week. (Circulated by e-mail.)

10.7 Alcester North SNT

Weekly update and Prompt W/C 25th June 2017. One Claverdon Item noted, suspicious circumstances report of two males seen entering Stable Compound. (Circulated by e-mail.)

10.8 Alcester North SNT

June Cyber Scam update. (Circulated by e-mail.)

10.9 SDC Corporate Communications

June edition of Parish and Partners Briefing. (Circulated by e-mail.)

10.10 WCC Highways

Notice of Closure of Kington Lane for Tree Works from 4th July. Work anticipated to be completed by 5th July. (Circulated by e-mail and posted on Website.)

10.11 WALC

Offer from the new WALC Chairman to attend Council Meeting and explain what WALC does for its members and address any concerns that Councillors have.

This having been considered, it was agreed that we would not take up the offer at this time.

11 Finance

11.1 On the proposal of The Chairman payments due to date as detailed below, together with the account projection to end July were approved, with all in favour.

Date	Item	Cheque No	Current Account		Deposit Accounts	Total
			Deposits	Debits		
30 Jun 16	Projected Balance		£26,520.13		£36,247.67	£62,767.80
	Payments for Approval					
4 Jul 17	Claverdon Garden Services -May Mowing on Recreation Field	2099		£200.00		-£200.00
4 Jul 17	Amanda McLean - Artwork for Neighbourhood Plan Document	2100		£100.00		-£100.00
4 Jul 17	Xtreme Tree Care - Removal of dangerous broken branches caught in power lines on Yarningale Common	2101		£180.00		-£180.00
4 Jul 17	R. C. Lees - June Salary and Admin Expenses	2102		£454.02		-£454.02
	<i>Item</i>	<i>Amount</i>				
	Salary	£586.00				
	Office Allowance	£18.00				
	Postage	£9.75				
	Travel Including 34.1 Vehicle Miles	£15.75				
	Less Overpayment made last month - Cheque was made out in error for Gross Salary figure.	-£58.28				
	Less Tax Paid to H.M.R.C. (Cheque No. 2103)	-£117.20				
	Total	£454.02				
4 Jul 17	H.M.R.C. - June PAYE	2103		£117.20		-£117.20
20 Jun 17	Tranter Training Solutions - Cabinet for Second Defibrillator Unit	2104		£780.00		-£780.00
6 Jul 17	Opus Energy - June Electricity Bill for Pavilion	DDI		£17.64		-£17.64
15 Jul 17	Severn Trent - Pavilion Water Supply	DDI		£33.54		-£33.54
4 Jul 17	Thomas Fox Landscaping - June Verges Mowing	2105		£432.00		-£432.00
4 Jul 17	Paul Dickin - Yarningale Common General Maintenance	2106		£210.00		-£210.00
4 Jul 17	SDC - Mailing costs for Housing Survey	2107		£336.00		-£336.00
31 Jul 17	Est. Interest on Reserve and Deposit Accounts				£12.01	£12.01
31 Jul 16	Projected Balance		£23,659.73		£36,259.68	£59,919.41

12 Meeting Dates

12.1 Dates agreed to end of the year are : September 5th : October 3rd : November 7th : December 5th : January 9th : February 6th : March 6th