



PARISH COUNCIL OF CLAVERDON

Minutes for Council Meeting 24th July 2019

Present – Councillors S. Lawton (Chairman) : M. Wilcox : H Spiers: P. Bicknell : N. Dargan. 15 members of the public.

Apologies for absence. District Councillor P Richards sends his apologies as he is away on holiday. Councillors K Meeson & D Middleton were unable to attend due to other appointments.

Declarations of Interest

The Chairman reminded Councillors present that under the Code of Practice they must declare personal interests in any item on the agenda, and the nature of the interest. There were no declarations of interest disclosed during the meeting by Councillors present.

1 Minutes of the last Meeting.

1.1 On the proposal of the Chairman and after the adjustment raised by Councillor Bicknell in respect of Breach Lane has been made to , the minutes of the Council Meeting held on 2nd July 2019 were taken as read, approved by the Councillors present and later signed as representing a correct record.

2 Public Input

There were no items from the public in attendance other than the development of land on St. Michael's Road which is addressed at item 3.3.1 below.

3 Planning

3.1 Update on previously considered applications.

3.1.1 Sunnyside Wolverton Fields – Adjacent Parish Notice 19/01032/VARY. Variation of condition no.2 of planning permission reference 16/04014/FUL dated 27 April 2017 to retain a garage to the rear of the plot and remove from the plans the previously approved car port. Original description of development: Demolition of garage and erection of new dwelling and carport. The application was refused by SDC on 9th July 2019.

3.1.2 The Laurels Henley Road – 19/01988/DDT. T1 beech - Fell. Tree is dying and shedding deadwood over driveway. Replacement planting required. This is for notification purposes only and no decision is required

3.2 Applications Responded to Inter-meeting

3.2.1 Holly Cottage, Ossetts Hole Lane, Yarningale Common – 19/01692/OUT. Demolition of existing kennel and cattery building and erection of single-storey dwelling (resubmission of planning application 19/00761/OUT). The Councillors, having reviewed the details of the application between Meetings, and after due consideration supported the planning application & the Chairman provided the planning reasons to support the application.

3.3 Applications for Discussion at this meeting.

3.3.1 Land off St. Michael's Rd – 19/01274/FUL - Erection of no.5, two storey dwellings and associated garages with hard and soft landscaping. Alterations to existing dwelling to create new vehicular access. The Chairman provided 10 minutes for public input and ascertained that all in attendance objected to the application.

3.3.1.1 Mr. Duckworth questioned building within the green belt and whether the development could be classed as infill in a back field. The Chairman advised that it is green belt, within the Village Boundary for building and that infill can be a "grey" area. Mr. Duckworth highlighted that Highways have objected to the application as the access is unsuitable and detailed his concerns, which were shared by residents in the surrounding area as follows -

- That if the development went ahead there would be further development creep on the remaining land
- Loss of the only green space – it represents a green "lung" for locality
- Ridge & furrow exists on the site which was identified on O/S map of 1887
- It is a wildlife refuge for many mammal & bird species which can be supported by evidence. There has been no Ecological reports conducted on the site to support the application

- The open aspect was the reason many moved to Claverdon and the development will represent a loss of amenity to those surrounding the plot.
 - The area will change to a quasi-urban environment
 - Not all the hedges and trees identified on the application are within the gift of Home Farm to dictate what should happen to them.
 - The proposed buildings will have balconies which look direct into the gardens of residents and so they will be permanently overlooked.
 - The increase in noise from residents, traffic and service vehicles will be unacceptable.
- 3.3.1.2 Residents of Churchfield Close questioned the legality of the boundary of No10 St Michael's Road. The Chairman agreed with the observation and was astonished that they were not knocking down No10 to make the access.
- 3.3.1.3 Mr. Pratt at no12 advised that the bottom of his garden is owned by No10, and that this was the last vestige of Glebe Land where the wildlife was prolific. In addition, the 2017 Housing Needs Survey did not identify a need for these houses. The tree cover would not provide all year-round cover from being overlooked by these houses.
- 3.3.1.4 The resident of The Hollies on Park Drive would have the service road & turning circle at the end of their garden and were very concerned about the increased traffic, noise and vermin from the development. With the buildings being 3 storeys, they objected on the grounds of over development of the site.
- 3.3.1.5 Residents felt that the Planners should have insisted on Ecology Surveys being done and a Biodiversity impact assessment before sending the plans to the Parish Council for consideration. The Chairman agreed that Planners should not have validated the plans without these surveys.
- 3.3.1.6 The Chairman invited comments from Councillors
Councillor Bicknell agreed that the application was over development of the site
Councillor Dargan recommended that there should be robust objection on all the areas, infill, ecology, biodiversity, amenity etc. and not just the unviable access as this could be easily remedied.
- 3.3.1.7 Councillor Wilcox felt that the application was an "Aunt Sally" to test the system and local response.
- 3.3.1.8 The Chairman concluded that the Neighbourhood Plan had identified a need for 30-35 houses and that these had already been identified through to 2031. The Councillors present objected to the planning application & the Chairman advised that he was prepared to go before Committee to support the objections raised to the proposed development.
- 3.3.2 Cordison Fields Yarningale Lane – 19/01096/FUL. Proposed change of use of domestic residential garage to Class B1(a) office for registered charitable trust and ground and first floor extension and external alterations. After due consideration of the plans, the Councillors objected to the application on the grounds of it being an unacceptable intrusion into the green belt.
- 3.4 Other Planning Issues
- 3.4.1 Reddinghurst Livestock Yard – 19/00931/VARY. Variation of condition on 17/01320/FUL to replace proposed air source heat pumps with ground source heat pumps (condition 9: air source heat pumps) relating to Proposed basements to Plots 2 and 3 only, no changes to Plots 1 and 4. (Wider revised scheme for erection of four dwellings and change of use of land for equestrian purposes approved under application 16/03903/FUL). Councillors considered the Planning Notification Amended Details and noted that there is still no viable proposal to reinstate the equestrian paddock. The Chairman noted that was no problem, in principle, with the revised proposals to protect the neighbouring property should ground source heat pumps be installed but asked Councillors whether objection should be maintained in the absence of plans to address the equestrian paddock. Councillors Spiers & Bicknell along with the Chairman supported maintaining the objection to the planning application in the absence of anything to resolve to the satisfaction of all parties, the reinstatement of the equestrian paddock levels.
- 4 Neighbourhood Plan**
- 4.1 Stratford on Avon District Council have confirmed that they now have the Referendum Version of the Claverdon Neighbourhood Plan and will advise the date for the referendum shortly.
- 5 Recreation Field**
- 5.1 Sport England – Consideration of the Projects Contacts Form & the appointment of Peter Van Plew MRICS as the M&E Contact and approval of costs to complete of £925 ex vat. Councillors, after due consideration approved the appointment & costs to complete of £925.00 plus VAT.

5.2 Sport England – Councillors considered the Tender Report Forms already circulated and the Chairman asked for approval to award the contract for the extension & refurbishment to DCE Construction Ltd. Councillors Bicknell, Spiers & Dargan agreed with the appointment of DCE Construction Ltd, to extend and refurbish the pavilion based on a fixed price quote. The Chairman advised that he will project manage the extension & refurbishment of the pavilion.

5.3 The Chairman expressed his personal disappointment over the lack of support from the sports clubs in ensuring that all items were removed from around the pavilion along with the internal carpet tiles which could have delayed the start of the works. The Clerk highlighted that Matt Parker had been very helpful.

6 **Dorothea Mitchell Hall**

6.1 Notice Board installation. In the absence of any other quotes being provided, the Clerk requested Councillors to reconsider the quotes already provided so that the matter could be progressed. Councillors present approved the quote for installation of £600 and instructed the Clerk to progress the matter.

6.2 Councillor Spiers advised that the Trustees had noted the comments made by residents at the last Parish Council Meeting over the state of the car park and this was being addressed.

7 **General Other matters & Any Other Business.**

7.1 Consideration of the draft response to the owners of the Homestead circulated to Councillors. After consideration it was decided that the Chairman would speak directly to Mr. Young as the matter was solely about repairing the holes at the access.

8 **Post Received – subject to updating prior to the Meeting**

Meeting 24 July 2019 - Correspondence

8.01 **Alcester Police North SNT. Latest Weekly Report. 6th July 2019**

Vehicle Crime. Church Road, Claverdon. Land rover stolen from front of premises. 3.30pm Wednesday 3rd July.
0220 03/07/2019

8.02 **John Crossling - WALC**

The government have announced 8 May 2020 as a Bank Holiday to ensure as many people as possible can celebrate the 75th Anniversary of VE Day. The email provides a link as to how to get involved with VE Day celebrations.

8.03 **Alcester Police North SNT. Latest Weekly Report. 14th July 2019**

Theft. Norton Lindsey. Offenders have driven onto private land and have gained access to a barn. Three Saddles and various power tools have then been stolen. It is thought the offenders left in a Silver Renault Clio. 1am Wednesday 10th July.

Suspicious Circumstances. Ossetts Hole Lane, Yarningale Common. A man has gone onto private property where horses are and has offered to buy the horses. Caller concerned that the man was up to no good. The man drove off in a Blue and Silver Ford Ranger with a registration number ending in 'WPY'. Full details passed to police. 11.45am Thursday 11th July.

9 Finance

9.1 After consideration by Councillors & upon the proposal of the Chairman, payments due as listed below, together with the account projection to the end of August 19, were approved by all Councillors present.

9.2

Date	Item	Cheque No	Current Account		Deposit Accounts	Total
			Deposits	Debits		
31 Jul 19	Balance		£130,807.10		£35,669.41	£166,476.51
	Payments for Approval					
2 Jul 19	Battery for defibrillator	2288		£300.00		(£300.00)
24 Jul 19	July 19 Verges & Lye Green Mowing	2289		£444.00		(£444.00)
15 Aug 19	Water Chgs at Pavilion for August 19	DD		£22.80		(£22.80)
31 Jul 19	Clerk's July 19 Net salary.	2290		£633.74		(£633.74)
31 Jul 19	Clerk's July 19 Expenses	2291		£117.67		(£117.67)
	<i>Item</i>	<i>Amount</i>				
	Allowance	£18.00				
	Land Registry Charges - search costs	£6.00				
	HP Instant Ink - Ink supply for Printer.	£16.99				
	Travel Including 81.5 Vehicle Miles	£36.68				
	ICO Annual Subscription 22-7-19 to 21-7-2020	£40.00				
	Total	£117.67				
6 Aug 19	Pavilion Electricity charges for period 21-6-19 - 21-7-19	DD		£15.93		(£15.93)
	Receipts and/or Transfers					
10 Jul 19	HMRC. Refund of VAT for year to 31/3/19	BACS	£1539.98			£1539.98
Date	Item	Cheque No	Current Account Deposits	Debits	Deposit Accounts	Total
31 Aug 19	Balance		£130,812.94		£35,669.41	£166,482.35

10 Meeting Dates

10.1 Dates agreed are: 3rd September 2019, 1st October 2019, 12th November 2019 (a delay due to the first Tuesday of the month being Bonfire Night) & 3rd December 2019, 7th January 2020, 4th February 2020, 3rd March 2020.