



PARISH COUNCIL OF CLAVERDON

Minutes for Council Meeting 3rd September 2019

Present - Chairman, Councillor S Lawton, Councillor M Wilcox, Councillor H Spiers, County Councillor J Horner & District Councillor P Richards & 11 members of the public including Neil Gilliver (WRHA) & Sarah Brooke Taylor (WRCC)

Apologies for absence.

Apologies have been received from Councillor P. Bicknell & Councillor D. Middleton who are unavailable, & Councillor N. Dargan who is detained on business elsewhere & Councillor K. Meeson who is unwell.

The Chairman advised that with 3 Parish Councillors present, the Meeting was quorate, but that item 5.3.2 the Meeting was not quorate as both he and Councillor Spiers were associated with Claverdon Community Land Trust and therefore no vote could be undertaken at the Meeting and it would be dealt with via email and a response would be submitted to SDC before the deadline date.

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. The Chairman instructed that declarations of interest were to be made when reaching the pertinent point.

1 Minutes of the last Meeting.

1.1 On the proposal of the Chairman the minutes of the Council Meeting held on 24th July 2019 were taken as read, approved by the Councillors Spiers & Wilcox and later signed as representing a correct record.

2 County Council Matters

- 2.1 General Report – The County Council annual accounts were delivered with an unqualified report for the second year running. It was noted that the social care and the public health costs account for 66% of the budget (Last Year 64%) and Highways were at 8% (Last Year 9%). The County Council are spending more time as a social care organisation than anything else. Councillors have been briefed on next year's budget & concern remains as to how to fund the social care budget, the inability to charge another 2% increase, and the deficit of £11m - £12m. It is hoped that Sajid Javid will provide some relief. County Councillor Horner advised that he had written to the new Minister for Transport to request the ability for Parish Council's to underwrite average speed cameras and awaits a response. Trading Standards continue to do good work, with a car dealer at Nuneaton being prosecuted recently.
- 2.2 A4189 Task Group – No update provided.
- 2.3 The Green – The Design Manual produced by the Chief Design Engineer at WCC is due to go to the Senior Panel at the end of the month. This has highlighted that there are many unadopted highways in Warwickshire.
- 2.4 There were no questions for County Councillor Horner

3 District Council Matters

- 3.1 General Report – District Councillor Richards had 3 items of interest for the Meeting
- 3.1.1 Site Location Plan – This forms part of the Core Strategy development and reserve development sites for the future. The public consultation is underway now, though nothing affects Claverdon. This includes the safeguarding of land for the A46 improvement plan.
- 3.1.2 SDC Proposed Council Plan - This is a 4-year plan to 2023 which determines the vision and strategy for various key areas with the Council. The public consultation ended mid-August and next week Councillors consult and hold briefings on the emerging priorities such as climate change, quality of property and access, and keeping businesses at the heart of the strategy. It will then take 7-10 days to formulate the 4-year proposed vision to put before the Cabinet.
- 3.1.3 Climate Change - There was a motion in July which supported that there is a climate change emergency. The Scrutiny Committee will prepare a scoping document on Climate Change for SDC, will need a budget, and will produce the final document to the Council in January 2020.
- 3.1.4 The Chairman invited questions from the public. Councillor Wilcox asked whether there was any money available from SD C for community projects. Councillor Richards advised there was nothing currently, but that the Scrutiny Committee were looking at a proposal for Rural & Urban regeneration funding on 4th

September. This would be the first stage of the process and hopefully it would lead to an amount being included in the 20-21 Budget. Any funding would be project specific.

4 Public Input

- 4.1 Gannaway Farm Affordable Housing proposal. Steve Russell asked whether the Parish Council should support this Rural Development Exception Scheme when there was a more suitable site in Claverdon. The Chairman advised that the scheme was raised months ago and it was decided to support it “in principle”.
- 4.2 Tracey Phillips highlighted that the survey conducted in Norton Lindsey resulted in 92 responses of which 72 objected to the planning application. It took 45 minutes to walk to Claverdon on unsuitable or none existent paths. The Chairman appreciated that Norton Lindsey & Wolverton were consultees in the planning process, just as were Claverdon and all carried the same weight with Planning Dept. The Chairman also advised those present that, as individuals, they could also respond to the outline planning application and recommended they do so.
- 4.3 A member of the public determined that as the proposal was within Claverdon, surely Claverdon would have more say. The Chairman said that in his experience SDC usually reject rural exception sites & pay little attention to the Parish Council’s position.
- 4.4 Separately, Steve Russell & Tracey Phillips insisted that the Parish Council had other sites. The Chairman advised that the Parish Council have only received one application and therefore could only consider what was put before it and not what might be put before it.
- 4.5 Councillor Spiers asked whether it was worth them writing to District Councillor Richards. The Chairman agreed.
- 4.6 Councillor Anna Maze-Leska wanted it placed on record that the 3 bungalows identified in the Housing Survey were owner-occupier homes and not as affordable housing.
- 4.7 Steve Russell asked why the Parish Council supported another Housing Needs Survey. The Chairman advised that things had changed since the last one and gave the example of his son & daughter completing their requirements in the last survey and have now bought houses out of the area. In addition, Claverdon needs the young & elderly to stay. The draft Housing Needs Survey has just been sent to Councillors who will review it to ensure that it captures the wider needs of those in the parish.
- 4.8 A member of the public requested that the Housing Needs Survey be restricted to the centre of Claverdon. The Chairman advised that there are no “sectors” of the parish of Claverdon and it would cover the whole.

5 Planning.

5.1 Update on previously considered applications.

- 5.1.1 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.
- 5.1.2 Ty Glo Station Road - 19/01492/FUL. Proposed porch extension. The application was granted by SDC on 12th August 2019.
- 5.1.3 14 Glebe Road – 19/01203/FUL. Proposed front porch with pitched roof. The application was granted by SDC on 15th August 2019.
- 5.1.4 Reddinghurst, Livestock Transport Depot, Langley Road – 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). The application was granted, with conditions on temporary fencing to protect the undisturbed spur of land adjacent to the neighbouring property, and with stipulations on soil disturbance, by SDC on 16th August 2019. The Chairman noted that the reinstatement of the paddock will need to be managed via Enforcement as it is to be returned to Warwickshire countryside.
- 5.1.5 Gryphon House, Langley Road - 19/01805/FUL. Single storey front extension to porch & garage. SDC approved the plans on 23rd August 2019 with conditions.
- 5.1.6 Holly Cottage Yarningale Common – 19/01692/OUT – Demolition of existing kennel and cattery building and erection of single-storey dwelling. The Case Officer at SDC has advised the Parish

Council that the application has been recommended for refusal & has been scheduled to be heard at the Planning Committee on 18th September 19. The Chairman said he would speak at the Committee, along with District Councillor Richards in support of the application and there had been 23 letters of support.

5.2 Applications Responded to Inter-meeting

- 5.2.1 Heart of England Farms. Henley Road – 19/01243/FUL. Erection of turkey & geese growing building. Following consultation with Kington Lane Residents Association, the Parish Council submitted an objection on 8/7/19 on the following grounds - 1. Over intensification of the site activities. Previous applications have been turned down on this basis. 2. The current amount of building far exceeds that permitted by the planning inspectorate at previous appeal decisions. 3. A building of this size must and will have a detrimental effect on the openness of the green belt.
- 5.2.2 White Gates, Ossetts Hole Lane, Yarningale Common – 19/01984/FUL. Single storey rear and side extension to supersede planning permission 17/00909/FUL. After due consideration by Councillors, a response of “No representation” to the application was submitted on 13th August 19.
- 5.2.3 Gryphon House, Langley Road – 19/01805/FUL. Single storey front extension to porch and garage. After due consideration of the application, Councillors agreed a response of “No Objection” to the application.
- 5.2.4 Land Adjacent to Claverdon Sewage Works, Saddle Bow Lane – 19/02037/LDE. Confirm that the use of the land as a builder's yard has been ongoing for a period in excess of 10 years. After due consideration of the application for a certificate of lawful development, Councillors could not support that the site had been used as a builder's yard continuously for the last 10 years.

5.3 Applications for Discussion at this meeting.

- 5.3.1 Bryn Arden, Flat 3, Henley Road – 19/ Proposed T1 - ash x7 – Remove, T2 - copper beech x5 - Reduce height to approx. 4.5metres, T3 - conifer - Reduce from approx. 16metres to 8metres. T4 - pine - Reduce height from approx. 18metres to 12.5metres and spread to approx. 10metres. Reduce lowest branches by approx. 5metres and reduce tips of longest branches on neighbours' side by approximately 2-3metres to rebalance crown. T5 - conifer – Remove. After due consideration, Councillors agreed there was no objection providing that any trees that died as a result of the work undertaken, were subsequently replaced
- 5.3.2 Grade 3 Agricultural Land on Gannaway Farm, Brick Kiln Close, Norton Lindsey – 19/01618/OUT. Outline planning application for the development of 12 affordable homes, with all matters reserved except for access. The Meeting was not quorate due to interests declared by Councillor Lawton and could not be considered at the Meeting.
- 5.3.3 9 Morgan Close, Norton Lindsey – 19/02015/FUL. Two storey rear extensions and side extension. After due consideration of the plans, the Councillors agreed a response of “No representation”.
- 5.3.4 10 Morgan Close Norton Lindsey – 19/02284/FUL. Removal of conservatory - proposed two storey rear extension. After due consideration of the plans, the Councillors agreed a response of “No representation”.

5.4 Other Planning Matters.

- 5.4.1 No 3 Park Close Claverdon – 19/01622/LDP. The Parish Council received notice for information purposes that the proposed loft conversion & dormer window development was permitted in accordance with the plans & drawings submitted.
- 5.4.2 Field Off Henley Road between Kington Lane & Glenhurst Farm. No update has been received from the Enforcement Officer since prior to the Parish Council Meeting on 2nd July 19. The matter will be followed up by the Clerk.

6 **Housing in Claverdon**

- 6.1 Housing Needs Survey – Following the meeting on 23rd August between John Horner (CCLT) & Sarah Brooke Taylor of WRCC the initial draft of the Survey has been issued for review by Councillors. Councillors to provide their input to the Clerk
- 6.2 Revised Affordable Housing proposal on Breach Lane – Sarah Brooke Taylor (Rural Housing Enabler WRCC) & Neil Gilliver (Development Officer WRHA) passed to the Meeting revised plans for the Breach Lane proposal. Councillor Spiers declared her interest in the matter, stayed silent save for one question, but remained at the Meeting. Sarah Brooke Taylor confirmed that the local market homes had been removed from the proposal following public consultation and that the scheme was just for affordable

housing. Neil Gilliver advised that there had been significant interest in the 3 affordable homes on Breach Lane and they could have filled them twice over and that there was good evidence that there was demand in Claverdon. In answer to Councillor Spiers question, Neil confirmed to the meeting that WRCC & WRHA were not consultees on either the Breach Lane or Gannaway Farm proposed developments. Neil & Sarah advised that they were keen to take the proposal forward to planning and asked for feedback. The Chairman confirmed that the plans were as discussed at the last Meeting but requested a footpath through the site to what is known as the Boys Club Field. The Parish Council does not own the field, but it is a designated recreation area and it should be retained for the village, so a footpath is required. Councillor Wilcox noted that the homes were for rent only, but the Housing Needs Survey respondents said they wanted homes to buy and there were none. Sarah Brooke Taylor said the original plans had local market homes to buy and these had been removed as requested. The Chairman noted that the draft Housing Needs Survey should provide the information on the need to purchase homes and the amount that can be afforded. The Chairman advised that the proposal had his personal “green light”, however, 4 Councillors are not present so the Clerk will secure their feedback and send it to Sarah Brooke Taylor. Neil Gilliver advised that they needed the Parish Council’s support in writing before they could go ahead, & confirmed that it could take 6 months before detailed planning was submitted. The Chairman confirmed that responses would be gathered in a week or so and sent to them.

7 Policing, CLASP & CASE

- 7.1 It has been confirmed that the Police & Crime Commissioner, Philip Seccombe is to attend the Parish Council meeting to be held on 3rd December 19.
- 7.2 Update from CASE – Councillor Spiers highlighted that the ANPR cameras has captured an incident which assisted the Police and seemed very successful.
- 7.3 Questionnaire issued by CASE for residents to provide feedback on the ANPR system. Paul Johnson & Les Edwards wanted to know what influence the Parish Council had over articles placed in the Parish News and that they found it frustrating that CASE name was incorrect in the last edition. Councillor Wilcox explained that the Parish Council had been criticised in the annual internal audit over the donation to CASE and the possible VAT recovery and the steps taken were to address this and to try to assist in securing the maximum funds by following this process. The donation was also public funds and we have to manage them appropriately. The Chairman explained that it was a decision supported by the Councillors and not Councillor Wilcox’s decision alone, but agreed that perhaps the matter could have been addressed before the Meeting. Paul Johnson offered the running of the ANPR system to the Parish Council. The Chairman recommended that such a request be put in writing, and when received would be considered at a subsequent Meeting. The Councillors, having had the opportunity to review the responses to the questionnaire and noted how positive they were, agreed their publication in the Parish News.
- 7.4 Consideration of whether the Parish Council has the ability to reclaim VAT. Councillor Wilcox explained that the process had been followed from raising the order through to payment direct to the supplier, and therefore the VAT should be reclaimed. The Chairman clarified to Les Edwards that the Parish Council do not need to see CASE reports before they are published in the Parish News in the future, and this was a one-off situation relating to the questionnaire.

8 Recreation Field

- 8.1 WALC Grant of £8k – WALC have said that the Parish Council will meet its obligations under the terms of the grant award if the ESPO (Easter Shires Purchasing Organisation) is used to progress a tender. The details of ESPO having already been circulated to Councillors along with the Customer Access Agreement, Councillors consider the request to sign the Customer Access Agreement and approved the Chairman & RFO to sign the document.
- 8.2 Refurbishment & Extension of the Pavilion – The Chairman advised that the commencement of the refurbishment and extension of the pavilion had been held until the end of the cricket season. A request had just been made to the Chairman for an advancement of funds by the Contractor. The request has been passed to the QS and his response will be shared with Councillors & the Parish Clerk before any consideration is given to the matter.

9 Footpaths /Bridlepaths

- 9.1 The Boys Club Field – The Clerk has sought a response from the advisors to UK Youth / Ambition but with no success. Consideration by Councillors as to next best steps after taking professional advice on whether

the Parish Council can register the land. Councillor Spiers to seek more information from a resident who was associated with the BCF who may provide more information about it. The Chairman recommended action quickly.

10 Yarningale Common

10.1 Potholes on the access to the Homestead & Carpark. Draft proposed email communication was reviewed by Councillors and approved.

10.2 Draft Biodiversity Management Plan for Yarningale Common. Following a meeting with David Cole, & David Lowe on 29th August 19, the Clerk & Councillor Wilcox advised the Meeting of the areas covered by the report, that they have been given the costings schedule to review along with the draft legal agreement. The review of the costing and indexation calculation were underway, and questions had been raised on the indexation formula used and the adequacy of the amount for indexation. The Chairman advised strongly that nothing would be progressed until the Clerk & Councillor Wilcox were completely satisfied that the allocated money and indexation made the contract sustainable & financially achievable over the next 30 years, but that it was good that progress had been achieved.

11 Dorothea Mitchell Hall

11.1 Councillor Spiers provided an update. The Clock is permanently 3 minutes fast and a resident has kindly sourced the information on how this may be amended, so this is being addressed. Comments have been received over the siting of the new notice board and the expectation that it would be nearer the tennis courts. The position was agreed by Councillors and located where it would be close to hard standing. More bins are to be located outside the Community Shop.

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

12.1 Referendum Version of the Neighbourhood Plan is shown on the website www.claverdonvillage.co.uk and the SDC website. SDC have been pressed for the Referendum date.

12.2 Mowing Contract – 20/21. Regularity of mowing verges, & the Recreation Ground (Minute 8.5 of 2/7/19 Parish Council Meeting). Councillor Wilcox recommended that consideration be given in the next budget for fortnightly mowing of these areas. Lye Green to remain monthly during the growing season. It was also noted that the children's play area at the Recreation Ground is not maintained often enough. The Chairman request a 1page specification for consideration by Councillors.

12.3 UBUS Service – SDC have written to the Parish Council's highlighting the usage of the UBUS Service and requesting consideration be given to Parish's making a small contribution to its provision. The Parish has just 4 registered users. Existence of the service is being highlighted to residents as there is a risk of losing the service unless it is more widely used.

12.4 Claverdon K6 Telephone Kiosk. AS the structure is listed, Councillors request the Clerk to ask Peter Morgan for his suggestions on the Kiosk.

12.5 The Lodge, Star Lane. – Councillors considered the requested to seek a listing on the property and recommend the Clerk write to the resident who raised the matter apply in person directly with Historic England as opposed to via the Parish Council.

12.6 Councillor Michael Wilcox advised the Meeting that he would be resigning as Parish Councillor after 14 years at the end of the next meeting.

13 Post Received

Meeting 03 September 2019 - Correspondence

13.01 Alcester Police North SNT. Latest Weekly Report. 28th July 2019

No incidents reported for Claverdon & Norton Lindsey

13.02 Planning Inspectorate - Notice of Appeal & Decision

Yarningale House- Notice of Planning Appeal Decision. The condition inserted in planning application 19/00229/FUL

The appellant considered there are no justifiable reasons why the Council imposed a condition restricting permitted development rights for the property. It is their view that the disputed condition does not satisfy the 'necessary' and 'reasonable in all other aspects' tests set out in paragraph 55 of the National Planning Policy Framework (the Framework).

the main issue is whether the condition is reasonable or necessary to prevent harm being caused to the openness of the West Midlands Green Belt. The planning appeal was allowed and condition 4 of 19/00229/FUL removed.

13.03 SDC - Site Allocations Plan - Notification

On 15 July, the Site Allocations Plan was endorsed by the District Council for the purposes of statutory consultation. If adopted, this Plan will sit alongside the Core Strategy and form part of the Development Plan for the District. It identifies reserve housing sites, allocations for self-build/custom-build housing, Built Up Area Boundaries and a range of specific proposals.

This consultation period is due to commence on Thursday 8 August and run until Friday 20 September.

13.04 Stratford-on-Avon District Council - Council Plan Consultation (deadline 27th August)

Email inviting residents and organisations to participate in an online questionnaire about SDC strategy for the next 4 years.

13.05 Alcester Police North SNT. Latest Weekly Report. 4th August 2019

No reported incidents for Claverdon.

13.06 Monthly Report from John Horner.

County Councillor J. Horner September report commenting on Bus Passes, OVO Energy Tour, Trading Standards successes and request for assistance & the "Better Connections for Better Lives" event being held on 24th September.

13.07 Update Report from Claverdon Community Land Trust - J. Horner

Update received from John Horner - Chair of Claverdon Community Land Trust advising that there is a belief that more affordable housing will affect the existing house process in Norton Lindsey and that the CCLT continue to work with WRCC to develop a local housing needs questionnaire which is hopefully due out soon.

13.08 Email from SDC-"Engagement Opportunities & Communication Links - Warwickshire Police "

Letter from Inspector Alison Wiggin - Warwickshire Police advising of the communication opportunities and ability to follow on various communication media. Fliers provided for notice boards. Details shared with Councillors & CASE.

13.09 Alcester Police North SNT. Weekly Report. 18th August 2019

One reported incident at Yarningale Common. Suspicious Circumstances. Buttermilk Lane, Yarningale Common. Two vehicles tried to drive down the footpath to Holywell. One of the vehicles got stuck. Land Rover Discovery and a Mitsubishi pickup. Both vehicles eventually drove off. Details of the registration numbers passed to police. 9.30pm Friday 16th August.

13.10 Alcester Police North SNT. Weekly Report. 25th August 2019

Suspicious Circumstances. Breach Lane. White van seen to park near to building site. Caller concerned that the occupants were up to no good. Area checked by police – white van not found. Saturday 24th August.

