



PARISH COUNCIL OF CLAVERDON

Meeting Minutes 11th January 2021

Present – Councillor S. Lawton (SL, Chairman), Councillor D. Middleton (DM), Councillor H. Spiers (HS), Councillor K. Meeson (KM), Councillor P. Bicknell (PB), Councillor N. Dargan (ND), County Councillor J. Horner(part), District Councillor P Richards (Part) and members of the public.

Apologies for absence. None

Declarations of Interest

Cllr Hazel Spiers declared an interest in a recent planning application 20/02868/FUL.

As no decisions regarding this application were to be made in this meeting, with the agreement of all other councillors, it was agreed that Cllr Spiers could remain in the meeting throughout to witness, but not participate in any discussions.

1. Minutes of the last Meeting.

1.1. Proposed by Councillor N. Dargan and, seconded by Councillor H. Spiers, the minutes of the Council Meeting held on 5th October 2020, were taken as read and approved by all councillors present.

2. Public Input

- 2.1. County Councillor J. Horner gave a brief update on
- WCC increasing mental health support especially for children and other support e.g., free school meals.
 - Pop Up COVID testing centre to be set up at Warwick racecourse.
 - Update on budget. WCC can now raise council tax by 2% and 3% for adult social care support. Reiterated that 75% of budget is spent on social care.
 - Increasing spend on children's social care due increasing eligibility.
 - Local election still to go ahead, but will be delayed.
 - Design manual has now been published. Advises using Warwickshire design services to design any bypass round the Village green.
- 2.2. District Councillor P. Richards gave update on
- SDC services, most of which remain open except for various leisure facilities and visitors centre.
 - Outlined new business support grant is available, any businesses who have previously applied will receive automatically, others must apply soon.
 - Under SDC medium term business plan £2,5 million must remain in reserves. Due to Covid these reserves are being depleted. Likely to result to increases in council tax, parking charges (including removal of over 65's parking permit). These will go to 6-week consultation.
 - Also, green waste charge coming into effect April 2020, early bird offer available.
 - Also looking for 59-70 pitches for Gypsy and traveller sties – this has also gone out for consultation and call for sites.
 - Advised he would provide more information on proposed Covid Vaccination sites.
- 2.3. Public input from members of the public
- Concerns were raised from members of the public regarding Breach Lane planning Application, including Health and Safety issues around the school, building on the green belt, technical aspects missing from the application, S106 missing information and environmental issues.
 - Parish Council was asked why, given Parish Council had previously objected to a similar application in 2014, it had now changed its position. Chairman SL outlined that councillors believed the application fitted in with Neighbourhood Plan which is now in force following adoption by referendum. This came into force after the previous application and is now planning law. In H2 of the plan, the Parish Council will recommend approval any application which is to the benefit of the community, subject to conditions e.g., developer shows there is demand for social housing.

Councillors feel that both this application and the one in Norton Curliu Lane meets the aspirations of the Neighbourhood plan. If there are technical flaws, then these will be addressed by all the other technical consultees e.g., Highways and CPRE. Parish Councillors are not technical experts in traffic or waste mgt and are not required, or qualified, to comments on these issues.

- Parish Council was asked if this site was identified in the neighbourhood plan. SL responded that the Plan is not site specific.
- Issues were raised of the site's status as green belt rather than just green field and this should be reviewed by SDC. District Cllr P Richards outlined the general planning process that is required to be followed. Any objections lodged would be reviewed and addressed by the planning officer and planning committee. He also added that if circumstances are sufficient, planning framework allows for green belt issues to be overcome without a green belt extraction process being required.
- Head Teacher of Claverdon School asked if the application could be supported, with restrictions added to address health and safety issues such as parking. SL outlined that Parish Council can ask for restrictions to be made and are currently in dialogue with the Planning department regarding several issues including parking.
- Parent at school raised further issues regarding Health and Safety around the school and concerns that traffic studies have not been properly conducted and that infrastructural changes may be required such as widened pavements and crossing points. SL reiterated that Parish Council are not experts in traffic management and that these technical issues will be addressed by the technical consultees such as Warwick Highways and that concerns had been noted.
- Cllr K. Meeson raised the issue that Claverdon Parish Council needs to listen to views of Parish and the objections lodged with SDC and scrutinise the detail of the application and felt that it was in an inappropriate location.
- Further issues of Health and Safety around the school and increase in traffic flow were raised by a member of the public. SL replied that these issues had already been covered by previous members of the public.
- Appropriateness of the site was again questioned, and appropriateness of Parish Council decision to support given objections raised by villagers. SL reiterated the Parish Council had already asked for clarification on issues raised and are waiting for a response from Planning Officer.
- Various points of order were made about 3 minutes allowed for each member of the public to speak within the total of 15 minutes allowed on the agenda in total, and how that this had already been greatly exceeded.
- Also, Parish Clerk clarified that the 3 weeks turnaround time required for planning responses required by SDC, are rarely synchronised with Parish Council meetings so planning consultations are normally dealt with outside meetings by email. In this case, a Parish Council response was required by the 24th December 2020. No objections or representation by members of the public regarding this application had been raised to the Parish Council within that timeframe. Similarly, no objections or representation by members of the public had been made to the Parish Council about the development since the public consultation meeting held in June 2019.

3. Planning.

3.1. Update on previously considered applications.

- 3.1.1. 20/01398/FUL Construction of a barn on the land for safe storage at Field Adjacent to Glenhurst Farm, Henley Road. **Objection** will now go to planning committee attended by SL. Outlined concerns are that it is too large and inappropriate.
- 3.1.2. 19/03482/FUL Erection of 9 n. 6.5m high floodlight columns Claverdon Tennis Club, Station Road, Claverdon, **Support with restrictions.**
- 3.1.3. 20/01931/VARY Variation to planning permission 17/01424/FUL (date of decision 23/08/2017), to make changes to the Proposed dimensions at Claverdon Oaks, Henley Road, Claverdon, Warwick CV35 8PS No objection, **Approved.**
- 3.1.4. 20/02162/TPOT2 - oak - Crown reduction of approx. 1metre in spread and height to viable growth points, reduce branch to clear roof of the house by 2metres. Remove deadwood at 10 Glebe Road, Claverdon, Warwick, CV35 8NX No representation//**Approved.**
- 3.1.5. 20/02285/TPO Dorothea Mitchell Hall, Station Road, Claverdon, Warwick CV35 8HF No representation/**Approved.**

- 3.1.5.1. T1 pedunculate oak - Reduce the end weight of western and eastern primary limbs approx. 3metres to suitable live growth points and reduce remaining upper crown by 2-3metres to rebalance and to alleviate weight on decay in old pruning points at 6-8metres
- 3.1.5.2. T15 and T17 - Corsican pine - Remove deadwood.
- 3.1.6. 20/01779/FUL Retainment of existing garage, Fox Meadow, Wolverton Fields, Norton Lindsey, Warwick CV35 8JN **No representation/Approved.**

3.2. **Applications Responded to Inter-meeting**

- 3.2.1. 20/02623/TREE Proposed Conifer tree (T1) - Reduce height from approximately 12-15metres, by approximately 3m (to bottom of hole). To remove a hole with has opened in the middle of the crown due to broken branch(es) in recent high winds At Bryn Arden, Henley Road, Claverdon, CV35 8LJ **No Objection, Approved**
- 3.2.2. 20/02493/FUL Proposed removal of 3 gable dormers to rear elevation and replacing with 1 flat roof 20/02493/FUL Proposed removal of 3 gable dormers dormer, removal of roof to single storey side extension and build up gable wall to extend roof and form extra space in roof. To remodel front elevation at 4 St Michaels Road, Claverdon, CV35 8NT, **No Objection/ Approved**
- 3.2.3. 20/02589/COUQ Change of use of agricultural building to one dwelling house and associated operational development at Claverdon Hall Farm, Lye Green, Claverdon, Warwick CV35 8HJ **No representation/ Approved.**
- 3.2.4. 20/02850/FUL Proposed rebuilding of the existing garage to the north elevation and conversion of this to ancillary accommodation for the house at 1 Glebe Road, Claverdon, CV35 8NX, **No Objection, approved**
- 3.2.5. 20/03060/FUL extension to open-sided storage building at Heart of England Farms, Henley Road, Claverdon, Warwick CV35 8PS **Objection, Approved.**
- 3.2.6. 20/02868/FUL Proposed Erection of 12 Local Housing Need dwellings and associated works at Land to The South Of, Breach Lane, Claverdon, For Mr Neil Gilliver Warwickshire Rural Housing Association. **Support.** The parish council welcomes the development which provides social housing on a relevant scale offering opportunities to residents in line with our Housing Needs Survey 2020. Parish Council have made further representation to SDC to validate that the proposed development will meet the needs of our housing needs survey and to address dwelling size and parking and safety concerns.
- 3.2.7. 20/03451/F UL and 20/03452/LBC new access drive to existing dwelling At the Homestead, Yarningale Lane, Yarningale Common, CV35 8HW. **Objection** as Proposed new driveway is on land owned by the Parish Council. We believe it will have adverse effect on green belt. The proposed new driveway is on land managed under our biodiversity management agreement with Warwickshire County Council (pursuant to Section 39 of the Wildlife and Countryside Act 1981). This grassland area is managed to promote growth of yellow rattle.

3.3. **Planning Issues for comment to SDC after the Parish meeting**

- 3.3.1. 20/03121/FUL Two storey front extension and two storey side extension. Changes to windows on the front elevation. At 6 Church Road, Claverdon, CV35 8PB. **No Objection** proposed by SL seconded by Councillor N. Dargan, and all Councillors agreed.

4. **Housing in Claverdon**

- 4.1. Update on current situation. SL gave update on the Claverdon Land trust planning application at Norton Curlieu Lane, which was moving forwards and that the Land Trust was hopeful will be approved. SL needs to clarify Lye Green development status with Planning.

5. **Policing, CLASP & CASE.**

- 5.1. Councillor Hazel Spires stated that ANPR cameras are working well and Police have asked for help on several occasions. However, HL reiterated that due to GDPR, data can only be released to police and other formal agencies and not for casual requests from members of the public.

Meeting continued to part way though point 6 on agenda, but had to be terminated at this point due to technical problems with ZOOM as parish clerk lost access to host the meeting.