

**MINUTES OF THE PARISH COUNCIL MEETING  
HELD AT WILMCOTE VILLAGE HALL ON  
WEDNESDAY 21<sup>st</sup> MAY 2014 - NO. 62**

**1. Record of Members Present:**

Cllr. Ray, Chairman, Cllr. Clarke, Vice Chairman, Cllr. Roberts Cllr. Mander, Cllr. K. McMillan, Cllr. A. McMillan, Cllr. Ledger, five members of the public and one member of the press.

PART MEETING: County Cllr. John Horner and District Cllr. Sir William Lawrence.

**2. Apologies:**

There were no apologies.

**3. Written requests for Disclosable Pecuniary Interests where that interest is not already in the register of members' interests.**

No requests were received.

**4. Minutes of the Annual Parish Meeting and ordinary Parish Council meeting held on 19<sup>th</sup> March 2014.**

These were approved by all members and signed by the Chairman.

**5. Public Participation:**

Mr. & Mrs. Reynolds were attending as observers and had no requests or comments to make.

Mrs. McCann, Mr. Stoddart and Mrs. Whyman's interests were in connection with the Willow Wood Play Area

The Chairman suggested, and all Cllrs. agreed, that it would be sensible to bring forward agenda item 13 for the discussion to take place at this stage in the meeting.

Cllr. K. McMillan advised that he attended a meeting with Cllr. Ray, the Clerk and Gary Compton at the Play Area. It was agreed that the hedge itself is not thick enough to stand alone and the existing fencing would

have to be retained. Mr. Compton provided a quotation of £1,020.00 to supply new 2" x 2" welded mesh to replace the stretch where larger mesh had been used and is damaged, and to replace broken 5ft stakes where necessary.

Mr. Compton also provided a quotation for annual maintenance of the willow hedge.

Cllr. Ray believes the current gates are inadequate for the purpose, they are too heavy and the automatic closing devices have never worked satisfactorily. It was agreed that light metal gates would be preferable and the Clerk was asked to look into availability and obtain quotations.

Mrs. McCann provided Cllrs. with two documents she had prepared a) The case for keeping the Willow fencing around the Play Area and b) Willow hedge maintenance.

Mrs. McCann and Mr. Stoddart put forward the following proposal:

A team of around 10 volunteers will repair and maintain the willow hedge twice annually to the height specified in the Lease. The Parish Council to meet costs of new willow materials on an ad-hoc basis with a quotation provided in advance.

The Parish Council will retain responsibility for the overall maintenance of the playground perimeter, including the mesh fencing, fence posts and access gates.

Some concern was expressed about using volunteers and whether they would be around for the life time of the hedge, together with responsibilities for Insurance cover. Employed professionals would be responsible for their own Public Liability cover.

Cllr. Ray asked Mrs. McCann to provide more detailed information of the voluntary group and their proposed methods of working. It was requested that this information be sent to the Clerk within the next three or four weeks.

Cllr. Ray proposed that in the meantime Mr. Compton's quote for the work to the fence be accepted, and details

of lighter weight metal gates be obtained. Seconded by Cllr. Ledger and agreed by all.

Further consideration will be given to management of the hedge when all information is forthcoming.

Mrs. Whyman asked the Parish Council to provide permanent goal posts in the field adjoining the play area as this would stop the youths either using the swing structure as the goal, or using the hedge as their backdrop for a goal. This was also something suggested by Mrs. McCann in one of her documents. Mrs. Whyman added that the school would also appreciate permanent goal posts for the use of the children.

It was explained to Mrs. Whyman that the field belongs to the District council and the Parish Council has no rights or responsibilities for this land. Several years ago the Parish Council did ask whether permanent goal posts would be allowed and were told that only portable ones could be used as permanent posts would cause too much wear and tear at the goal mouth. It was suggested that perhaps she or the school might like to put forward a request to the District Council. Mrs. Whyman took exception to this suggestion and said she felt it was something the Parish Council should do and that the Cllrs. obviously had no interest in the children in the village.

District Cllr. Lawrence said that whilst he agreed with everything the Council had said he would look into the matter on Mrs. Whyman's behalf if she would like to make direct contact with him.

Mrs. Whyman left the meeting followed shortly after by Mr. Stoddart and Mrs. McCann.

**6. District & County Cllr. reports for information only.  
(Unless known in advance items raised for a decision will  
appear on the next agenda.)**

County Cllr. Horner advised that the new Council year has started and the new four year budget is set, the Central Government grant reduction being achieved through £92 million in savings and a 2% council tax increase.

Some of the savings are coming from the Fire & Rescue Service – these days only 40% of calls are to fires, the rest being mainly to road accidents.

Cllr. Horner also advised that County Cllrs. Discretionary Grants will shortly be available to assist community projects.

District Cllr. Sir William Lawrence reported that the proposed submission Draft Core Strategy was approved at the Council meeting on 12<sup>th</sup> May. It will shortly be subject to a six week public consultation period and, together with comments, will be forwarded to the Inspector for a decision on whether or not it will be adopted.

Cllr. Roberts pointed out that the minutes of the Council meeting are not yet available on the SDC website and Cllr. Lawrence confirmed they have not been circulated yet.

No information has been made public as a result of the Gypsy & Traveller consultation but Cllr. Lawrence did state very clearly that Pathlow was being considered for further Gypsy and Traveller pitches. Cllr. Lawrence also stated that he would object very strongly

**7. Planning Matters – update on current planning applications  
and consideration of new applications:**

Planning application No.13/02697/VARY Dunroaming Stable Gospel Oak Lane Pathlow : Removal of condition 1 of permission 10/00869/FUL to allow the permanent change of use of land for the stationing of caravans for residential purposes for 1no. Gypsy pitch (one mobile home, one touring caravan, septic tank and hardstanding) – A further three year temporary permission granted.

Planning application No. 13/02975/FUL Loughrigg Hardwick Rise  
Birmingham Road Pathlow Stratford-upon-Avon CV37 0ES:  
Construction of menage (private use only). Field to be cut and fill to  
provide level surface. – Pending consideration

Planning Application No. 14/00457/TREE Mary Arden's House: T1  
conifer hedge: fell to ground level – T2: Acacia: fell. Tree works  
deemed consent

Planning Application No. 14/00099/LBC Glebe Farm Museum,  
Station Road:  
Replacement of expament lathing and gypsum plaster on internal  
walls where damaged. Listed Building consent approved.

Planning Application No. 14/00467/FUL Units 1 & 2,  
Pathlow Farm, Featherbed Lane Pathlow: Change of use from B1 to  
D2 for use as a Health & Fitness Gym. Pending consideration based  
on the following conditions being imposed:

Opening times:

Mon-Fri: 7am-9pm

Saturday: 9am-3pm

Sunday: 9am-3pm

Music kept to a reasonable level, no air conditioning, parking  
spaces to be laid out to the front and side of the unit and visibility  
of 2.4m x 215m achieved and maintained as per Highways  
recommendations.

The above conditions were agreed at a site meeting attended by  
Cllr. Roberts, Cllr. Clarke, the Clerk, Lindsey Young, Case Officer,  
and the applicants.

Planning Application No.14/00221/VARY New House Farm,  
Pathlow: Removal of Condition 5 (holiday let condition) of planning  
permission 04/02462/FUL which permitted the conversion of  
existing redundant agricultural building to form two holiday  
cottages. Variation permitted.

Planning application No. 14/00597/REM 24 Marsh Road, Wilmcote:  
Application for approval of reserved matters relating to access,  
appearance, landscaping, layout and scale for the erection of one  
dwelling in association with outline planning permission  
12/02855/OUT. Application withdrawn.

Planning application No. 14/00450/LBC 6 Church Road, Wilmcote:  
Replacement of existing rotten timber casement window to the  
rear elevation with a new steel window in hardwood

frame, similar in detail to the adjoining windows. Listed building consent approved.

Planning application No. 14/00871/FUL Stratford Armouries Ltd, Gospel Oak Lane, Pathlow: Use of land for the stationing of 100 holiday lodges. Pending consideration.

The Armouries is a business that is in dire financial straits and according to the applicant the operation will close if this application is not granted.

This seems to be what is sometimes called an enabling development; a development to rescue a failed business by the destruction of its Green Belt surroundings.

Wilmcote Parish Council has recommended refusal of this development on the basis that:

- The proposed development would not preserve the openness of the Green Belt and would be inappropriate development in the Green Belt.
- The submission made by the applicant does not identify "very special circumstances" of adequate strength to overcome the harm that that the proposal would cause due to its inappropriateness and by its adverse impact on the openness of the Green Belt.

It is interesting to note that John Bloor (Bloor Homes) is objection and the objection states that certain comments by SDC could be open to challenge

Planning application No. 14/00093/FUL 101 Aston Cantlow Road, Wilmcote: Proposed single storey extension to rear. Pending consideration.

Planning application No. 14/01087/TREE Thimble Cottage, 11 Aston Cantlow Road, Wilmcote: T1 Ash: fell or pollard. Tree works approved.

Planning application No. 14/00816/VARY 17 Church Road, Wilmcote: Removal of condition 2 (short term holiday purposes only) to allow permanent residential occupation and variation of approved plans to include the erection of a 1m tall post and rail fence in relation to application No. 10.01573/FUL. Pending consideration.

Planning application No. 14.00802/VARY 2 Old School Lane, Wilmcote:

Reinstatement of 2 Old School Lane as a separate property to allow permanent residential occupation. Variation permitted.

District Cllr. Sir William Lawrence did not wish to be involved with any discussion on the following application and left the meeting.

Planning Application No.14/00536/FUL Burton Farm, Bishopton, Stratford-upon-Avon, CV37 0RW: Construction of a 4.4MW solar farm, associated equipment including three inverter stations, Control room, storage room, client switch room and a substation, underground cabling, security fencing, pole-mounted CCTV cameras and an internal access road. Pending consideration.

- Barton Willmore issued a Rebuttal to the planning objections made against their planning application.
- It is not a particularly strong document and Wilmcote Parish Council has submitted a response.
- This response contained comments made by a Planning Inspector in January 2014 in an appeal re the refusal for a Solar PV Farm in the Green Belt near Bath. These were strong comments which were relevant to and were included in our rebuttal.

**8. Progress reports – for information only and are items not on the agenda:**

Train service at Wilmcote Station: A resident of Wilmcote who regularly uses the train service contacted the Clerk to say that, in her opinion, the service is now better than it has ever been especially now there is a late evening service.

Superfast Broadband: This facility is now available to the residents of Pathlow. Our thanks go to Colin Line, our Broadband Champion, for his efforts on behalf of their behalf.

Parking on The Green: There seems to be an improvement and no further damage has been caused recently.

Footway in Aston Cantlow Road from 113 towards Marsh Road: We have been advised that work is due to be carried out in 2015/16 to improve the surface.

Unit 5, Featherbed Lane: Non-compliance with visibility splay condition 4 (13/00733/FUL. Mr. Kocon, Enforcement Officer, SDC will investigate to establish whether or not there has been a breach of planning control.

## **9. Correspondence received:**

- Coventry and Warwickshire Permit Scheme for Works on the Highway.
- Local Electoral arrangements finalised for Stratford on Avon District council.
- Consultation on a draft transparency code for Parish and Town Councils with a turnover not exceeding £25,000.
- Arrangements for dealing with complaints of Councillor mis-conduct.

The following were received are the agenda had been circulated:

- Notification from CPRE that the annual membership fee, which has been £29.00 since 2008, is to be raised to £36.00 per year for Parish Councils.
- The Shakespeare Line News and membership renewal of £5.00. Cllr. Mander proposed we continue to support this Group, seconded by Cllr. Roberts.

## **10. Annual Accounts of Wilmcote Parish Council for 2013/14:**

The Income and Expenditure account had been circulated prior to the meeting. This was approved by all and signed by the Chairman, Cllr. Ray, and the Responsible Financial Officer. Proposed by Cllr. Mander and seconded by Cllr. A. McMillan.

The Annual Governance Statement was approved by all and the Audit Commission Annual Return was duly signed by Cllr Ray and the Responsible Financial Officer.

## **11. Consultation: Local Government Boundary Commission Electoral Review of Warwickshire:**

It was agreed by all that no response is necessary.

## **12. Willow Wood Play Area:**

As discussed in agenda item 5.

## **13. Stratford on Avon Draft Core Strategy:**

Cllr. Roberts provided the following report:

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- The Canal Quarter Regeneration Proposal first saw the light of day in August 2013. It involved a major reorganisation of the Western Road, Wharf Road, Masons Road and Timothy's Bridge Road area plus two employment sites SUA.2 and SUA.3.
  - WPC reviewed the proposal and quickly identified two major shortcomings:
    - There is no strong evidence to support the Regeneration proposal.



- The SUA. 3 employment site involves encroachment into the Green Belt along the eastern side of the A3400 towards Pathlow. This is important as could be the start of the northern sprawl of S on A into the Green Belt. (NPPF 80)
- Following discussions SDC agreed that:
  - "You are right in pointing out that more evidence is required about the viability and deliverability of this proposal before it can be confirmed within the Council's proposed submission document." and "The Council is about to commission consultants to undertake this work...."
- To cut a long story short the Peter Brett Associates Viability and Deliverability Report appeared in March 2014. This was comprehensive report and with regard to SUA.3 employment site it was stated:
  - *There was no overwhelming need for the SUA.3 site as the relocation of businesses from Western Road is unlikely to occur during the plan period. (Listers)*
  - *"We are not convinced that the evidence exists to provide the exceptional circumstances required to justify the release of the Green Belt especially in the view of the fact that a comprehensive review has not been undertaken and that no Green Belt sites are proposed to provide any housing."*
  - *"As SUA.3 is within Green Belt it is considered that this site should be dropped and not be identified in the Core Strategy as there is insufficient evidence to support a Green Belt release."*
- Communications between WPC and SDC continued and WPC stated that:
  - *"....it is difficult **not** to conclude that the District Council has, in this case, appointed external consultants and then ignored any advice that is not in line with the Cabinet's proposals."*
- On 16 May 2014 the following reply was received from Paul Lankester:

*I acknowledge receipt of your e mail and letter and will respond to you in the near future.*

*While writing I can confirm that none of your correspondence is ignored, but I readily admit there may be significant differences in opinion between Wilmcote PC and Stratford on Avon DC on this matter.*

#### **14. Reports received from residents:**

Public Footpath: Complaints have been received from residents that the footpath behind the properties at the Marsh road end of Aston Cantlow Road is being blocked off by a resident of Aston Cantlow Road. The Clerk contacted the Rights of Way Officer at WCC who is of the opinion, having studied the photographs provided, that the section blocked is actually a deviation from the official footpath AL78c. He will pay a visit to the site for clarification.

A3400: Following a fatal accident on 3<sup>rd</sup> May two residents of Pathlow have asked if the Parish Council would be able to assist in requesting a

reduction in the speed limit along this stretch of the road.

The Clerk made initial enquiries into the possibility. In the past four years there have been two fatalities and twenty two serious injury accidents on the A3400 between Bearley and Bishopton Island. A Senior Engineer from the Traffic and Road Safety Group, WCC advised that they can't reduce the speed limit as this would contravene current policy but they will look to see what engineering improvements could be made for safety in this current financial year 2014/15.

65 Aston Cantlow Road: Concerns had been expressed to the Parish Council about the large area of tarmac that had been laid to the front garden of this property. Mr. Kocon, SDC visited the site and established that whilst more than 5sq.m. of tarmac has been laid there is provision for soak away areas and as such the works are considered to comply with the requirements of the relevant householder permitted development rights.

Glebe Estate: Complaints were received about the tree at the entrance to Glebe Estate overhanging the footpath causing pedestrians to walk on the road to pass it. This has been reported to Orbit Heart of England for attention.

Station Road layby: Residents from Aston Cantlow parked their car in the layby and walked along the canal towpath into Stratford. On their return they found an aggressive note attached to their car informing them that parking in the layby is forbidden at all times and is actually parking for the residents of The Close. This of course is not the case and Orbit Heart of England has written to all residents of The Close advising them that the layby is not in the ownership of the Housing Association and can be used by private residents in Wilmcote and visitors to the village.

## **15. Review of Financial Regulations:**

Cllr. Ray proposed that Wilmcote Parish Council should adopt the new updated model regulations. Seconded by Cllr. Clarke and agreed by all.

**16. Pensions:** The revised Pension Scheme is not relevant at this time.

## **17. Website update:**

Cllr. Ray reported that the website is gradually evolving and suggested to the Clerk that our Webmaster should be asked to add bus and train timetables. The Aston Cantlow Parish Council Webmaster has asked if a link can be included to their website.

## **18. Neighbourhood Plan:**

The minutes of all meetings are available on the website and an Open Meeting for all residents is to be held in the Village Hall on Thursday 26<sup>th</sup> June at 7.00 p.m.

The Clerk pointed out that that all matters relating to the Neighbourhood Plan should at all times refer to Wilmcote & Pathlow.

## **19. Payment of outstanding invoices:**

Broker Network (Insurance renewal	£ 775.61(100426)
C.P. Wheeler	55.00(100427)
Mrs. H. Martin (Internal Audit)	60.00(100428)
Mrs. E. Butterworth (salary underpayment)	38.80(100429)
Transfer to Willow Wood Account (Half precept)	4000.00(100430)

## WILLOW WOOD PLAY AREA ACCOUNT

Mr. G. Compton	300.00(100024)
Playground Supplies Ltd	108.00(100025)
Transfer to Parish Council current account (Insurance)	386.84(100026)

**20. Councillors' reports and items for the agenda for the next meeting:**

Stratford on Avon Draft Core Strategy  
Willow Wood Play Area  
Risk Register  
Snitterfield Gliding Club – Wilmcote as no fly zone.

**21. Date of next meeting: 16<sup>th</sup> July 2014.**

No further business – Chairman closed the meeting at 10.00 p.m.

For information only:

The following payments were made between meetings:

SDC Bin emptying	£ 117.44 (100423)
Tyler-Parkes Consultants	192.00 (100424)
WALC Membership	403.00 (100425)

WILLOW WOOD PLAY AREA ACCOUNT

Playground Supplies Ltd	72.00 (100023)
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