

**MINUTES OF THE PARISH COUNCIL MEETING
HELD AT WILMCOTE VILLAGE HALL ON
WEDNESDAY 25th March 2015 - NO. 73**

- 1. Present:** Cllr. Ray, Chairman, Cllr. Roberts, Cllr. Mander, Cllr. K. McMillan, Cllr. A. McMillan, Cllr. Clarke, Cllr Ledger, ten members of the public and one member of the press.

Part Meeting: County Cllr. Horner.

2. Apologies:

Cllr. Ledger had telephoned to say he was unavoidably delayed and would join us as soon as possible.

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

No requests were received.

4. Declarations of dispensations granted for Disclosable Pecuniary Interests already in the register of Members Interests:

Cllr. Ray – Pecuniary interest in land identified in the NDP

Cllr. Ledger – Pecuniary interest in land identified in the NDP

Cllr. Roberts – Pecuniary interest in land identified in the NDP.

Cllr. Mander – Pecuniary interest in possible development of land identified in the NDP.

Cllr. K. McMillan – Potential pecuniary interest in possible development of land identified in the NDP.

Cllr. A. McMillan – Potential pecuniary interest in possible development of land identified in the NDP

Cllr. Clarke – Pecuniary interest in land identified in the NDP.

5. Romford Homes Ltd of Solihull:

This item and agenda item 7 were taken forward for discussion, with the approval of all Cllrs., prior to the Annual Parish Meeting to facilitate several members of the public and the representatives of Romford Homes

Steve Bromley, on behalf of Romford Homes, had requested an opportunity to present proposals to the Parish Council regarding the intended submission of a planning application for five houses at 165 Aston Cantlow Road.

Mr. Bromley provided plans showing designs for the proposed properties. A traditional approach has been taken and each property would have two garages and parking for two cars. A full ecological survey has been undertaken and a detailed tree survey, albeit after the trees had been removed from the proposed plot.

The trees along the boundary of Marsh Road would all be retained, ownership of this land is unknown and it is unregistered.

Cllr. Mander asked if they had considered negotiating with the Marsh road residents to obtain access to the proposed new residences from Marsh Road instead of creating a second access at 165 Aston Cantlow Road. Mr. Harris, Chairman of the Marsh Road Residents Association indicated that there are political issues involved and this was not a practical option.

One resident of Aston Cantlow Road expressed concern about loss of privacy to the rear of his property and Cllr. Ray asked what the height of the proposed properties would be. Mr. Bromley supplied a measurement of 8.3 metres. Cllr. Horner asked the developers whether pre-application advice had been sought from SDC and Mr. Bromley confirmed that it had not. Cllr. Horner suggested that they do seek advice.

When asked by Cllr. Ray what their next step would be Mr. Bromley advised that it is likely a planning application will be submitted in the next couple of weeks.

The Chairman thanked Mr Bromley, Mr. Lucock and Mr. Neale, representatives of Romford Homes, for the informative presentation. They then left the meeting as did four members of the public.

6. Minutes of the ordinary Parish Council meeting held on 21st January 2015.

The minutes were approved by all members and signed by the Chairman.

7. Public Participation:

Cllr. Ray asked the members of the Council to introduce themselves to the three remaining members of the public who are all relatively new to the Parish.

The residents were attending as observers and had no requests or comments to make.

8. County Cllr. report for information only. (Unless known in advance items raised for a decision will appear on the next agenda.)

County Cllr. Horner provided his annual report for the County and a brief District report during the Annual Parish meeting.

9. Neighbourhood Plan:

Cllr. Roberts provided the following status report:

- We are all aware of the highlights and the problems have been experienced in developing the Wilmcote Neighbourhood Plan.
- The major highlight has undoubtedly been the questionnaire for which there was an over 72% return rate which is extremely high. A typical figure is around 30%.
- The major problem which has caused considerable delay is the Stratford-on-Avon Submission Core Strategy which proposed that Wilmcote, a Green Belt Village, should have 75 new dwellings in the period 2011 and 2031. However, there was a sting in the tail as Stratford District Council intended to remove Wilmcote from the Green Belt if sites could not be found for these dwellings. However, Peter Drew the Government Inspector called this "**removal from the Green Belt by subterfuge**". Stratford District Council then lost their nerve and proposed changes to the Core Strategy which Peter Drew considers would "ensure that there would be no conflict with Green Belt Policy." As you know the Core Strategy has gone back to the drawing board for major changes. However, we must watch the situation carefully when the modified Core Strategy is put forward for consultation later this year.

- It is therefore proposed that we proceed as follows:
 - Delay the final drafting of the Neighbourhood Plan document until the Stratford-on-Avon Core Strategy has been approved which, hopefully is expected to be before the end of 2015.
 - Work will continue on:
 - Analysing the results of the questionnaire exercise.
 - Upgrading the website. This is already well underway.
 - Developing an Evidence Base. This will be the key document on which the Neighbourhood Plan will depend
 - It is clear that the use of consultants in the production of a neighbourhood plan is normal practice. This is not surprising as a Neighbourhood Plan is a planning document and has to be in an approved format. At the appropriate time consultants will be contacted.

Cllr. Roberts feels it is essential that a Housing Needs Survey is undertaken as this would be more detailed than the Neighbourhood Plan questionnaire and proposed that one should be arranged.

Cllr. Ray seconded this proposal and with a show of hands all Cllrs. were in agreement.

The clerk was asked to contact Sarah Brooke-Taylor, WRCC, to arrange for her to attend a meeting.

Cllr. Roberts also proposed that a preliminary meeting should be arranged with a Consultant for advice on the actual production of the Neighbourhood Plan.

The proposal was seconded by Cllr. Ray and with a show of hands Cllrs. Clarke, Mander, A. McMillan and K. McMillan were in agreement. Cllr. Ledger abstained.

Cllr. Ray advised that SDC is hosting a presentation on preparation of Neighbourhood Plans on 14th April 2015 and he and Cllr. Roberts will be attending.

A request had been received from Roger Harrison for the VAT amount of £303.54, currently due to be reclaimed from HMRC, to be transferred in advance from the PC current account to the Neighbourhood Plan account to cover committed expenditure whilst further grant funding is being sought.

Cllr. Roberts was not initially in favour of this due to concern that this money may not be refunded. The Clerk confirmed that the VAT reclaim goes directly into the PC account so it would be an automatic refund.

Cllr. A. McMillan proposed that the Clerk should proceed with this transfer, seconded by Cllr. Ray and with a show of hands all Cllrs. were in agreement.

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

Willowdene: The clerk is still awaiting an update from Mr. Stead, Licensing Officer, SDC.

Planning Application No. 14/03498/FUL 24 Marsh Road, Wilmcote: Proposed double garage. Application withdrawn.

Planning Application No. 15/00084/FUL Pathlow Farm House, Featherbed Lane, Pathlow: Demolition of outbuildings and erection of one replacement single storey extension. Demolition and replacement of conservatory on the same footprint. Permission granted.

Planning Application No. 15/00108/FUL 6 Old School Lane: Erection of single storey detached garden studio/office. Permission refused.

Planning Application No. 15/00361/TREE 15 Aston Cantlow Road: - T1 Leyland cypress: fell. -T2 Leyland cypress: fell. Tree works approved.

Planning Application No. 15/00452/VARY Arden Hill Farm, Pathlow: Variation of condition 1 of planning permission 09/00258/VARY to allow the dwellings approved under 07/02371/FUL to be occupied as permanent dwellings as opposed to restricted to holiday accommodation only. Pending consideration.

Planning Application No. 15/00448/VARY Arden Hill Farm, Pathlow: Removal of condition 2 (restriction to holiday accommodation only) of planning permission 99/01309/FUL (Proposed demolition of steel-framed "lean-to" covered yard and conversion of redundant agricultural building to 3 No. holiday lets) in order to allow permanent residential occupation of the building. Pending consideration.

The Stables, Featherbed Lane: Lech Kocon, Enforcement Officer, SDC, has today advised that a planning application was received by SDC on 13th March but as yet has not been validated.

Cllr. Roberts proposed that if and when an application is submitted for the proposals at 165 Aston Cantlow Road the Parish Council

should obtain planning advice from. Tyler-Parkes already have an interest in connection with this item so perhaps we could approach David Holmes. Cllr Ray seconded that proposal and all were in agreement.

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

Bovis Triangle – The goal posts were installed at the end of February.

Street Light at Mary Arden's House: The new column and light was installed and re-connected at the beginning of February. A cheque for £754.00 towards the cost of the ornate light has been received from the Shakespeare Birthplace Trust.

Church Road drainage: As a result of a further severe blockage at the beginning of March, Karen Dixon, Assistant Environmental Health Manager, SDC, asked Severn Trent to carry out a survey of the sewerage system in Church Road.

Severn Trent confirmed that there are two systems operating in the village: the foul water system and the surface water system. The surface water system, which includes highways runoff was recently connected to the foul system with the agreement of Highways and the Environment Agency to overcome a pollution problem caused by a number of householder misconnections into the surface water system. It seemed a more practical solution than trying to trace all the misconnections and enforcing against householders. Therefore if there is a surge or a blockage on the foul water system there is a risk that this will back up into the highways gullies as was reported recently.

Severn Trent has now put the highway gullies onto their 3-6 month maintenance programme, which means that they will check for any signs of a build-up or blockage in the gully trap. In the meantime if any further sewage flooding occurs, Severn Trent should be contacted to clear any blockage and cleanse the area.

Bend Sign – Church Road: John Brown advised today that a letter has been sent to the residents regarding the Parish Council's concerns about the tree obscuring the bend sign.

Stratford on Avon Draft Core Strategy: Cllr Roberts provided the following summary on the Inspector's interim report:

The Inspector, Peter Drew considers that the Core Strategy in its present form is not Sound. His report highlights the following areas as requiring attention.

1. The Council needs to revisit the Objective Assessment of Housing Need because the labour market adjustments that are contained in the supporting evidence are not justified and fail to demonstrate that an adequate labour force supply will be available to meet the projected job growth within the District.
2. The Council needs to do further Sustainable Appraisal Work to address identified defects in the Sustainability Appraisal process and as part of that exercise consider other strategic sites that have emerged in the later stages of the Core Strategy. Robust reasons must be given for selecting the preferred option and rejecting the alternative options.
3. The Inspector suggests that the housing supply proposed, namely 11,320 homes, is tight and in view of the likely need to increase the Objective Assessment of Housing Need needs to be reviewed to provide more headroom.
4. The Inspector concluded that the SUA3 proposal to release 15 hectares from the Green Belt to the north of Stratford is not justified and suggested the Council might wish to consider an allocation at Atherstone Airfield.

Of particular interest to Wilmcote are the comments made by the Inspector on the subject of Local Service Villages.

The Inspector acknowledged of the level of housing proposed for Local Service Villages, namely 2,000 appears to be rather arbitrary but in the context of a large rural district some level of housing in villages would be appropriate. However, as the Inspector suggested at the Examination stage there is a problem with the approach to Local Service Villages in the Green Belt insofar as the methodology fails to take account of the Green Belt. In the view of the Inspector the dwelling numbers for Green Belt villages was unsatisfactory for without any evidence to accommodate a minimum number of dwellings (in the case of Wilmcote 51-75) this could have required Green Belt releases. The Inspector considers the Council has now recognised the shortcomings of their approach, which the inspector had previously described as subterfuge, and has put forward a revised form of words as a main modification which he considers will ensure that there would be no conflict with Green Belt policy.

Finally, the Inspector invited the Council to draw up a timetable for completion of this work, agree it with me, provide regular updates on progress against the timetable and advise me, via the Programme Officer, in good time so that I can resume the examination promptly when that work is complete.

12. Correspondence received:

- WALC – Invitation to Alison Hodge’s retirement event on 27th March 2015.
 - Notification advising that WCC and the National Flood Forum have organized for the Flood Recovery Trailer to visit Stratford the week commencing 9th March 2015.
 - Strategic Housing Land Availability Assessment. Site visits will be carried out by District Council Officers to provide an objective assessment of the potential for development.
 - BT Adopt a Kiosk Scheme: The growth of the mobile phone industry has inevitably meant phone box usage has dropped dramatically, and nearly half of the phone boxes in the UK have now been removed. Communities are being given the opportunity to adopt the remaining phones boxes for £1.00 to avoid simply having the box removed. The Clerk had looked into this and found that the box on The Green is available for adoption. Cllr. Roberts thought this highly unlikely as it is a listed item. It was agreed that no action should be taken at present.
 - SDC Election pack: Parish Council Elections will take place on 7th May 2015. Four nomination forms have been requested from the Clerk, three being for current Cllrs who will be standing again. The deadline for nomination papers to be deposited with SDC is 4.00 p.m. on 9th April.
 - CPRE: A request was received in the post, after the agenda had been circulated, for donations as they are running desperately short of funds for the various campaigns they are running at the moment. This was considered but all Cllrs. agreed that as we subscribe to CPRE annually we would not on this occasion make a donation.
- Parish Council Precepts: It is indicated on the Council Tax notices, received after the agenda had been circulated, that the Wilmcote Parish Council precept has risen by 12.6%. Two enquiries were received asking how this figure had been calculated as only a small increase in the Precept had been requested. On enquiring the Clerk was advised that the increase is a combination of the increase in the precept and also a reduction in the Council Tax base. The reduction in the tax base is due to less properties in the parish due to boundary changes, more single people in the parish eligible for a 25% discount or changes in values of properties.

Cllr. Roberts felt that at least two of the above do not apply to Wilmcote and Cllrs. asked the Clerk to obtain a complete breakdown of the figures.

13. Willow Wood Play Area:

A resident had reported that the centre post to the front of the swing bay appears to be loose. Cllr. K. McMillan inspected this and agreed that it does need firming up. A quotation of £250.00 has been obtained from Mr. Compton to dig out around the post and refill with cement. An additional cost may be incurred if it is necessary to hire a concrete breaker. Cllr. K. McMillan asked the Clerk to find out Mr. Compton's availability to carry out the work.

Cllr. K. McMillan proposed that this quotation be accepted, seconded by Cllr. Mander and all Cllrs. in agreement.

A quotation had also been received from Playground Supplies Ltd. to replace the platform of the Bear Carousel. Cllr. K. McMillan will look into this.

14. Website protocol:

Deferred to the next meeting. In the meantime if anyone has information relating to the Neighbourhood Plan Cllr. Ray will arrange for it to be put on the website.

15. Payment of outstanding invoices:

E.on (replacement column at Mary Arden's House)	£2354.00 (100468)
HMRC	302.40 (100469)
Mrs. E. Butterworth (expenses January - March)	49.20 (100470)

WILLOW WOOD PLAY AREA

Playground Supplies Ltd	72.00 (100045)
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16. Councillors' reports and items for the agenda for the next meeting:

Drainage system in Church Road
Website Protocol
Stratford on Avon Draft Core Strategy
Neighbourhood Plan
Willow Wood Play Area

20. Date of next meeting:

27th May 2015. Annual General meeting followed by ordinary Parish Council meeting.

The Chairman thanked Cllr. Mander and Cllr. Ledger for their support and valuable assistance since Wilmcote Parish Council was established in 2004. He also thanked Cllr. Clarke for her commitment during the last three years.

The Clerk reminded Cllrs. that they still hold office until four days after the elections, i.e. 11th May 2015.

No further business – Chairman closed the meeting at 9.45 p.m.

For information only:

The following payments were made between meetings:

WILLOW WOOD PLAY AREA

G. Compton	£1285.00 (100043)
Playground Supplies Ltd.	72.00 (100044)