

COMBROKE PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on Monday 4th July 2022 at 7.30pm at the Village Hall, Combroke

Present

Stephanie Connah (SC)
Tim Goodhead (TG)
Brenda Rayson (BR)
Jo Price (JP)
Georgina Lowe (Clk), Clerk

DCllr / CCllr Chris Mills (CM)

Members of the Public: 0

1. Apologies

Cllr. Griffiths

2. Acceptance of Apologies

Cllr Griffiths, it was proposed BR, seconded SC and

RESOLVED: That the apologies be accepted

3. Declarations of Interest

BR Agenda Item 9.2

4. Public Representation

None

5. Minutes

The minutes of the meeting held on the 16th May 2022 had been circulated. Proposed TG, seconded SC and

RESOLVED: That the minutes of the meeting be confirmed and signed by the Chairman.

The minutes of the meeting held on the 20th June 2022 had been circulated. Proposed TG, seconded SC and

RESOLVED: That the minutes of the meeting be confirmed and signed by the Chairman.

6. Chairman's Report and Other Reports for Information Only

a. Chairman

- i. The 20 mph Scheme - At the last meeting the outcome of the WCC Cabinet discussion about this was reported. It is understood that WCC Scrutiny has agreed to re-open the matter. Apparently, some County Cllrs queried the excessive costs required to implement the scheme that Officers had reported to Cabinet. It was felt these did not relate to the experience of other authorities elsewhere and that the matter should be re-opened.
- ii. The Village benches have been repaired! Both the bench at the entrance to the Church and the bench and one of the picnic tables at the Village Hall have been repaired and look fabulous. Many thanks to David Harding for the Church bench and TG for those at the Village Hall.

b. Clerk – No report

7. **District Councillor's Report**

DCllr Mills' Report is attached to these minutes.

8. **County Councillor's Report**

CCllr Mills' Report is attached to these minutes.

9. **Planning Updates**

9.1 For Consideration Green Farm 22/01696/PVN

18 solar panels to be fitted to roof of the implement shed including storage battery backup in the shed

The proposal is to mount the panels on the east -countryside facing- side of the building. After discussion it was agreed to support the application for climate change reasons. BR and TG to draft and circulate for comments before submitting under the Clerk's delegation

TG /
BR

9.2 Pending The Little House, 31 School Lane 21/03000/FUL

Enlargement of parking area; erection of retaining wall

Item chaired by Cllr Goodhead

TG confirmed he had received a response from the Planning Case Officer which explained that some further details had been received from the applicant and SDC would be reconsulting with their independent structural engineer to make further comment. Also, he helpfully stated that he did not consider the 4-year rule -allowing a certificate of lawfulness- would apply in these circumstances, since the Enforcement Team began an action in Oct 2018.

The further details including a revised drainage plan have now been added to the application on the SDC planning portal and the Case Officer has invited the Parish Council to send evidence regarding the construction of the wall directly to the independent structural engineer. TG raised concerns over the capacity of the revised plans to deal with surface water drainage, after further discussion it was unanimously agreed that TG should draft a further representation and seek comment from the County Highways Team.

TG

9.3 Pending Lorien, Combrook 22/00815/FUL

Replacement of the existing single-storey wing with a new single and two storey extension to provide additional living accommodation, and raising of roof to the existing garage to provide additional bedroom accommodation.

9.4 Granted Church Corner House, 3 Combrook 22/00789/FUL

Demolition of existing mono pitch roof and creation of new first-floor rear extension

9.5 Granted Peregrine Cottage 22/01032/FUL & 22/01034/LBC

Single storey rear extension on existing footprint (20th century demolition of rear extension)

10. **Public Consultation proposed solar array by Jaguar Land Rover north of Gaydon Village**

A pre-application public consultation by JLR took place at the end of June. A formal application is not yet showing on the District Council planning portal

11. **Revised Preferred Options SAP Consultation**

Stratford on Avon District Council's consultation on the Revised Preferred Options version of the Plan commences on Thursday 16th June and runs until 5pm on Friday 29th July.

12. **Financial Administration - To receive payments made under delegated powers and consider payments to be made**

Payments made under delegated powers:
WALC Annual Subscription £105
Zurich – Combroke Village Hall Buildings Insurance £523-28

To note that the period of public scrutiny for the 2021-22 accounts has been duly publicised on the PC noticeboard with the period set between the 27th June and 5th August; all relevant documents are available on the PC webpages.

BR thanked everyone (especially the Internal Auditor) for their assistance in ensuring the return was completed and the deadlines met.

13. **Combroke Climate Change Club**

SC updating noticeboard and circulating information on waste collection and refill shops.

14. **GDPR / Policy Reviews**

Item postponed

15. **Lanes and Drainage**

15.1 County Highways Repair and Improvement

TG to investigate subsidence near woodland and pot holes at bottom end

TG

15.2 Parking Update

No report

15.3 Pavement Obstructions / Overgrown Vegetation

To note there has not yet been an opportunity to meet with the new Highways Locality Officer; overgrown hedges will be chased after nesting season

TG /
BR

16. **The Leys**

No report - awaiting a visit from WCC Habitat Biodiversity Audit Partnership (HBA) where as requested we will also ask if they still recommend an annual cut and bale on the Leys

To note the gateway at the bottom end is in need of some repair, it cannot currently be closed. ~this might need some expenditure. BR and TG to investigate further.

BR /
TG

17. **Councillors' Reports and Items for Future Agendas**

JP raised concern over the visibility splay (or lack thereof) of an overgrown hedge at the junction with the Fosse. BR to action before the ALSO Festival

BR

18. **Dates of Next Parish Council Meetings:**

Monday 19th September 2022

The meeting closed at 9:10pm