

# **COMBROKE PARISH COUNCIL**

## **Minutes of the Meeting of the Parish Council held on Monday 13<sup>th</sup> November 2023 at 7.30pm at the Village Hall, Combroke**

### **Present**

Stephanie Connah (SC)  
Tim Goodhead (TG)  
Brenda Rayson (BR)  
Jo Price (JP)

DCllr David Johnston (DJ)  
CCllr Chris Mills (CM)

Members of the Public: 0

The Chairman opened the meeting explaining the Clerk was unable to be present, owing to delays in flight arrangements returning from leave. The Chairman would pause at the end of each item to record a note for the minutes.

BR

1. **Apologies.**

None

2. **Acceptance of Apologies**

N/A – All Parish Councillors were in attendance

3. **Declarations of Interest**

BR Agenda Item 9.1. (non-pecuniary)

4. **Public Representation**

None

5. **Minutes**

The minutes of the meeting held on the 11 September 2023 had been circulated. Proposed TG, seconded JP 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. Attended a Warm Hub meeting with the Chair of Village Hall Committee 13 Sept
- ii. Attended a LGA PAS Review re SDC Planning Service 12 Oct
- iii. Attended WALC Chairs' Briefing 9 Nov
- iv. Will attend WALC Conference and AGM on 15 Nov

b. **Clerk**

- i. To date, no interest expressed in the current Councillor vacancy

7. **District Councillor's Report**

DCllr Johnston's Report is attached to these minutes.

8. **County Councillor's Report**

CCllr Mills' Report is attached to these minutes.

**9. Planning Updates**

- 9.1 Pending The Little House, 31 School Lane 21/03000/FUL  
Enlargement of parking area; erection of retaining wall

Item chaired by Cllr Goodhead

Further to last update as minuted 11 September, a site meeting was arranged and took place on 16th October. This included the Case Officer; the Applicant and their Agent; two WCC Officers from Planning and Delivery; and WCC Team Leader for Highways (Stratford District) together with Highways Locality Officer for the Area. TG had been grateful for the support of the Parish Clerk both during the meeting and in recording some helpful minutes on behalf of the Parish Council.

A key outcome on drainage was that the WCC Highway had concern over an increase in surface water run off such that Highways *would currently* raise an objection to the proposal. The hardstanding as now built was previously permeable, additionally 8 drains are to be inserted into the retaining wall to relieve water pressure. After some discussion Highways proposed the concrete surface of the extended car park be removed and replaced with a permeable surface, other options included a large soakaway. Excess water should be piped underground into a private drain - not into the highway drainage. Highways Officers would draft requirements for inclusion in the WCC response to the proposal. This will include further details discussed at the meeting regarding gullies and drainage pipes to be used etc

The meeting continued to discuss Flood Risk in general, the Agent asked if a Flood Risk Assessment should be carried out. The Case Officer considered it may be advantageous. The Agent confirmed an Assessment would be arranged. With regard the use of the term 'garden land' the Case Officer stated it had been accepted twice under previous applications.

- 9.2 Granted 18 School Lane 23/01811/FUL

Dismantle existing chimneystack and rebuild using existing materials and with new materials only where indicated on the drawings.

It was noted that the chimney has now been dismantled and rebuilt.

- 9.3 Granted 42 Combroom Road 23/02307/TREE  
T1- pine - Fell.

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

Payments issued since 11 Sept:  
Hampton House Fram £618

Payments to be made:  
Clerk's Salary<sup>1</sup> £245.50  
WALC Annual Conf £12

1. New pay scales for clerks ( 2023-24) have been agreed - to be backdated to April 2023.

The above payment were noted and approved.

**11. Consultation on Stratford-upon-Avon Gateway Masterplan Framework Supplementary Planning Document**

The proposed World Shakespeare Centre (WSC) will anchor a broader mix of town centre uses, and provide a complementary addition to Shakespeare's birthplace, the Royal Shakespeare Company (RSC), and other cultural attractions around the town. Consultation Closes 1st December.

12. **Police Budget Consultation on Policing Priorities**

Documents describing the consultation had been previously circulated. All residents are encouraged to complete the online survey open until 24th January  
<https://www.warwickshire-pcc.gov.uk/yourviews/>

13. **Climate Change**

WCC Climate Change monthly Newsletter is now circulated via Combrook Whatsapp. SC raised the question of ways in which we might engage with Young People re Climate Change issues and which might be an area for future development. DJ mentioned a current venture in Wellesbourne, inviting SC to drop in the next meeting if she is available.

14. **Lanes and Drainage - County Highways Repair and Improvement**

- To note there will be a Temporary Closure of the B4086 Compton Hill 21st- 23rd November for road works
- .
- To note the current temporary closure of the northern jitty following increased concerns regarding the side wall. Prompt action by the Owners at Old School Cottage ensured the jitty was closed off before the collapse of the wall occurred. The jitty will remain closed until rebuilding is complete.
- TG praised the swift response of local residents who assisted with the impact of flooding at the centre of the village during the heavy rainstorms on Friday 20th October. This flooded down the driveway at No 14 unfortunately causing flooding at the annex building.  
Jeff Hobday, Highways Locality Officer responded very quickly on the following Monday to TG's contact reporting the incident. It was excellent that he arranged for Highways Contractors to arrive on the Tuesday to clear all the gulleys and try to begin identifying causes. TG  
There are still some outstanding investigations to get to the crux of the matter. The Owners at 14 have been first class in their response, on the day and subsequently in identifying that further investigative work is required with regard the culvert across their side /joint boundary land.

15. **The Leys**

During the summer hay cut Hampton House Farm had kindly agreed to trim the tree/ hedgelines on the lane at the Leys and the same for the interior field edges. The work was completed towards the end of September. A very impressive job. Many thanks to Hampton House Farm.

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

None

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

Monday 22nd January 2024  
Monday 11th March 2024

**The meeting closed at 9:30pm**