

COMBROKE PARISH COUNCIL

**Minutes of the Meeting of the Parish Council
held on Monday 17 July 2017 at 7.30pm
at the Village Hall, Combroke**

DRAFT

Present

Stephanie Connah (SC)

DCllr Chris Mills (CM)

Tim Goodhead (TG)

Jo Price (JP)

Brenda Rayson (BR), Chairman

Georgina Lowe (Clk), Clerk

Members of the Public 2

1. Apologies

CCllr Williams (CW)

2. Acceptance of Apologies from Parish Councillors

None.

3. Declaration of Interests

SC Agenda Item 7

4. Public Representation

None.

5. Minutes

The minutes of the meeting held on the 15th May 2017 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 Chairman began by proposing the missing 'Post Box' be included under agenda item 11.
- ii. The next WALC Parish and Town Council Liaison Meeting is to be held at Elizabeth House, Stratford on Avon on the 20th September at 6pm. All Stratford area Councillors and Clerks are invited to attend.

b. Clerk:

No report.

7. Planning Update

7.1 Pending Chestnut House 17/01817/TREE

T1 – Birch – Fell; T2 Douglas Fir x 2 - Fell

It was agreed the Council would support the Tree Officer's decision.

7.2 Pending Quince Corner, 11 Combroke 17/01511/LBC

Re-thatch with a like for like material and change the existing ornamental block ridge to a simple flush ridge style

It was agreed the Council would support the Conservation Officer's decision.

7.3 Pending 14 Combroke 16/03108/FUL

Temporary use of ancillary outbuilding as a separate dwelling for a period of 12 months.

It was noted a new application had been validated on Friday 14 July (ref 17/ 01463/FUL) for: Use of outbuilding as ancillary residential accommodation; installation of 2 air source heat pumps and landscaping works to level ground (Retrospective).

Following a presentation of the retrospective application there followed a full discussion. There was a unanimous view that this proposal was unsatisfactory and therefore it was recommended the Parish Council object to the grant of permission for the following reasons:

- The building has been constructed from the outset as a separate dwelling unit. It is detached from the original cottage and contains completely self-contained accommodation. This is contrary to the Core Strategy Policy for the distribution of development
- The Local Authority's policies and guidance '*generally support semi-independent accommodation for family members or other people living as part of the main household.*' However such accommodation '*should not be self contained; and should be designed to be an integral part of the main house.*' (refer SDC 'Extending Your Home')
- It does not enhance the sense of place nor reflect the character and distinctiveness of the locality (refer CS 9)
- It is intrusive within the setting of the Listed Building and Conservation Area (refer CS 8)
- There are concerns that the two ASHPs will introduce a noise level that will be incompatible with the ambient noise levels and amenity currently enjoyed by neighbouring residents
- The levelling of land across the middle garden area has not adequately taken into account the fact that the land is in a high risk area from surface water flooding. The landscaping changes pose additional risk to flooding elsewhere. There are no measures described to minimise the increased risk.

BR /
TG

7.4 Granted 43 Combrook 17/01394/TREE

T1 to T3- Conifers – Fell

7.5 CE Gilbert Site Update

BR advised there has been some progress made on the outstanding surface water drainage and foul drainage issues, with an agreement in principle to take action to address the matters. The resolution of these it is hoped will provide clarity and protect both existing neighbours and the new residents at Compton Fields.

BR

BR went on to report the summer growth on the boundary hedge at the lane had been substantial and is now well in excess of 60cm. After discussion it was agreed a further request to the Enforcement Officer should now be made to identify whether or not the required splay is compromised.

Clk

8. To Consider the Development of a Neighbourhood Plan

At the last meeting it had been generally felt that the policies of the SDC Core Strategy, if properly interpreted, should be sufficient to protect Combrook from inappropriate development. After a further brief discussion this view was confirmed and it was unanimously agreed not to pursue a Neighbourhood Plan at this stage.

9. Dog Fouling Update

A first draft of the proposed leaflet had been circulated prior to the meeting. After discussing some suggested changes it was agreed to re-circulate to Members before going to print.

All

10. Fly Tipping Update

The Clerk reported she had been advised by SDC that they had decided to issue a fixed penalty notice. Should payment not be received by the end of July the person in question would be liable to prosecution.

Clk

11. Telephone Box & Post Box

It had been reported that the telephone box door was hanging loose. TG identified that the wooden surround on the door had rotted at the lower hinge and kindly offered to remove the door and carry out a repair.

During the discussions that followed it was agreed it would be helpful to identify additional volunteers to assist with the re-painting of the whole of the box. It was also formally agreed to record the Parish Councils thanks to TG for carrying out the repair.

All

BR reported that the Post Box at the junction with Kineton Road had been stolen overnight on the 11th of July. BR reported it to the Royal Mail on the morning of the 12th and also visited Warwick Offices on the 14th. Sorting Office Staff have confirm that the loss has been logged, that the R M

investigation team have an identification number for it and check eBay and other auction sales regularly. It was suggested that a decision may be made not to replace it since there are other boxes within a mile and it does not get a lot of use - it was thought on average one letter a day is collected.

12. **The Leys Project Update**

BR reported that Nick Gasson had agreed to cut and bale the Leys for the same cost as last year. After discussion it was unanimously agreed to appoint Nick Gasson to cut and bale for £120 plus £12 per bale

*BR /
Clk*

13. **Lanes and Drainage**

13.1 County Highways Repair and Improvement

TG reported the agreed works had been completed with the exception of the drain by Compton Fields. The Clerk will follow up to see when this is likely to be scheduled in

Clk

13.2 Leys Drainage Flood Grant - Ongoing

Clk

14. **Village Lanes Update**

BR reported that the OS online mapping is now appearing with Combrook Rd marked on the lane through the village. This is the outcome of the contact made with OS mapping last autumn to ask for Spring Lane and Church Hill to be confined to the identified road segments for which the names have traditionally been used.

Upon further investigation it would appear the changes have been made in consultation with the District Council. After discussion it was agreed to make contact with the relevant Officer to find out what can now be done to tackle this issue.

*BR /
Clk*

15. **Village Broadband**

BR reported that the Manager of the CSW Broadband Project had confirmed that it is expected the work to install the fibre cabinet should be completed by October.

16. **Financial Administration** - To consider payments to be made:

Current Account: £341.15 Deposit Account: £5,565.81

Invoices were presented , approved and cheques signed for :
Clerk's June / July Salary £198.50 (includes £2.73 postage)

17. **Consultation on New Councillor Code of Conduct**

BR provided an overview of the Consultation. There followed a discussion the outcome of which endorsed the proposed new code which will introduce a rules-based approach making it easier to operate since the requirements are more prescriptive and less open to interpretation, leaving little room for misunderstanding.

18. **District Councillor's Report**

- i. Bidford Neighbourhood Development Plan Adopted – At Stratford-on-Avon's full Council meeting today, Members unanimously decided to 'make' (adopt) the Bidford-on-Avon Neighbourhood Development Plan. Bidford's Plan is just the fourth to be made in the District.
- ii. Stratford-on-Avon District Council's Building Excellence Awards – Winners were announced at an Awards Ceremony on Thursday 22nd June
- iii. Stratford-upon-Avon Market Contract Awarded to LSD Promotions (Market Place) Ltd – They will take over the running of all the Stratford-upon-Avon markets on Rother Street, Henley Street and Waterside. An exciting addition to these markets will be the provision of an annual three day Victorian themed Christmas Market Festival to be held in the town centre. This year's event will take place on the 8, 9 and 10 December.
- iv. Health of the District – A profile published on the 4th of July showed that the health of people in Stratford-on-Avon is generally better than the England average. Stratford-on-Avon is one of the 20% least deprived districts in England, however about 10% (1,900) of children live in low income families.
- v. Ten years since the implementation of smokefree legislation in England – New figures

have shown that the number of smokers aged 35 and over dying from heart attacks and other cardiac conditions has dropped over 20% since 2007, while fatalities caused by a stroke are almost 14% down.

- vi. Checks to Buildings following Grenfell Tower Fire – The Council's response to DCLG identified one building owned by the Council, Stratford Leisure Centre, where aluminium cladding has been used in two locations.
1. As high level infill panels around the single storey swimming pool hall. The cladding of the pool hall starts at least 2m above pool level.
 2. In an isolated section of panels enclosing a double height void above the cafe area in the rear elevation.
- The risk presented by the cladding is not comparable to the Grenfell Tower situation for the following reasons:-
1. The Leisure Centre does not contain sleeping risks
 2. The cladding does not bridge any compartment lines
 3. The risk of ignition for the cladding around the pool hall is low, the pool hall is considered to present minimal fire risk as it comprises mainly water, ceramic tiles and glass
 4. The cladding to the cafe is isolated and would not greatly assist fire spread

19. **County Councillor's Report**

CCllr Williams report is attached to these minutes.

20. **Councillors' Reports and Items for Future Agendas:**

JP questioned the agreed closure times of the ALSO Festival

TG raised concern over a lack of double white lines on the A46 before the Combroke turnoff

BR brought attention to County Consultation Reshaping Services for Children and Families (Children's Centre Consultation). This is a reduction in expenditure by over £1m by concentrating on town based hubs i.e. rural provision will be at risk. Public meetings will take place across the county starting on 20 July. Agreed BR, with help from JP, to complete questionnaire to express concern about the timing and content of this consultation.

21. **Date of Next Parish Council Meeting:**

Monday 18th September 7.30pm Village Hall

The meeting closed at 9.55 pm

**Combroke Parish Council – 17th July 2017
County Councillor's Report**

It has been a quiet time at the County Council with the overall political situation creating much uncertainty.

1. **Finance** – The County Council funding mechanism is being reviewed as next year's budget assumed that WCC would retain business rates. However, in the Queen's Speech this option has been rejected for local authorities and consequently the amount of Settlement Grant that is to be allocated to local authorities is unknown at the present time.

The budget savings agreed by the whole Council in the year 2017/18 budget are being implemented. In particular, the revision of the 0-5 year old provision, a small part of which involves Children's Centres, is causing concerns. The remainder is about Nursery Provision and Child Care generally. There will be a public consultation on this proposal and residents have until the end of September to make comment.

2. **Community Grant Scheme** – This will be launched at the end of this month and if members have a particular requirement, please let me know.

- 3. Highway Safety** – We are currently considering local highway improvement schemes which are usually funded by my own delegated allowance. If you have any ideas that you would like to be considered, please let me know.

Cllr Chris Williams

Member for Kineton & Red Horse Division – WCC

16.07.17.