

# **COMBROKE PARISH COUNCIL**

Draft

## **Minutes of the Meeting of the Parish Council held on Monday 21 November 2016 at 8.00pm at the Village Hall, Combroke**

### **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 3

### **1. Apologies**

CCllr Chris Williams (CW)

### **2. Acceptance of Apologies from Parish Councillors**

None.

### **3. Declaration of Interests**

SC - Agenda item 7.1

### **4. Public Representation**

None.

### **5. Minutes**

The minutes of the meeting held on the 5<sup>th</sup> September 2016 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**

#### **i. Chairman:**

No report.

#### **ii. Clerk:**

No report.

### **7. Planning**

#### **7.1 Consultation for Planning Application 16/03397/FUL 14 Combroke**

Relocation of vehicular access

Following a presentation of the scheme 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 application is incomplete and elements of the application statement, the design and access statement, and drawings are misleading;
- the proposed drawings indicate a car in the garage section of the outbuilding. The Design and Access statement suggests that the existing vehicular access is not suitable now this outbuilding has been constructed. This representation of a garage is misleading. The reality is the applicant has breached the approved permissions 15/00443/FUL and 15/00446/LBC and constructed something entirely different - the current building appears to be a separate purpose built living unit with the garage doors as a false facade;
- the proposal does not meet the requirement of the Core Strategy Policy to protect and enhance the historic environment (CS. 8). No 14 is a listed building within a prominent position at the centre of the Conservation Area. The proposal lacks sensitivity to the character of this listed building, the adjacent listed buildings and Conservation Area;

- the proposal is contrary to the Core Strategy Policy for Design and Distinctiveness (CS. 9) and
- this proposal contravenes the Feldon Parkland Management Recommendations (CS. 5 and CS.12 )

BR /  
Cik

## 7.2 Granted Quince Corner, 11 Combrook 16/02030/FUL & 16/02031/LBC

Fences, gates & replacement shed (part retrospective) with the exception of the fence erected on the south side of the house.

It is understood the Agent is proposing to submit a revised application for what remains in breach.

**7.3 Granted 9 Combrook 16/02438/TREE** - H1: Conifer: remove. – T2: Lilac: reduce height by 2.5m and reduce back from access and road by 0.5m. – T3: Cotoneaster: reduce crown by 2m

**7.4 Refused Combrook Garage 16/02796/FUL** – Demolition of existing garage and workshop buildings and the erection of a detached dwelling and associated domestic outbuildings

## 7.5 C E Gilbert Site Update

The Clerk reported Enforcement had yet to respond to her email of the 9<sup>th</sup> of November. There was therefore nothing further to report on either the fencing issues or the splay at the lane.

As agreed at the last meeting letters have now been sent to Knight Frank and Strutt & Parker.

SDC have confirmed that they have highlighted the inadequacies with the storm water drainage to the developer and are awaiting a proposal that sets out how Mr Gilbert intends to address this issue for consideration.

Severn Trent has also still to confirm if the development's foul water sewer has been adopted; investigations continue.

BR /  
Cik

## 7.6 14 Combrook Update

The Clerk reported she had asked Enforcement to confirm that application 16/03397/FUL for the relocation of vehicular access was the application they had invited to remedy the breach; a response is currently awaited.

Cik

## 8. To consider the development of a Neighbourhood Plan

Postponed till next meeting due to time constraints

Cik

## 9. To consider a grant to assist with the cost of cutting the Churchyard grass

After a full discussion it was proposed JP, seconded SC and

**RESOLVED: To award the Church a £600 grant to assist with the cutting / strimming of the Churchyard grass**

Cik

## 10. Financial Administration

**10.1 Half Yearly Finance Report** – TG reported that he had scrutinised the half yearly accounts. There were no variances to report. Both the reconciliation and corresponding bank statements have been initialled / signed as evidence of verification.

### 10.2 To consider payments to be made:

Current Account: £2,341.16                      Deposit Account: £5,064.13

Income received since last meeting:

£2,029.00 Precept (second and final payment)

Invoices were presented , approved and cheques signed for :

Brenda Rayson £489.60 reimbursement for Leys cut and bale removal

Clerk's Oct / Nov Salary £249.38 (includes printer ink and annual Poppy Appeal donation)

CPRE annual donation £36.00

## 10.3 2017/18 Precept

A copy of the proposed budget / precept for 2017/18 had been circulated prior to the meeting. After discussion it was thought the 2% increase on the precept raising it to £4,139.00 was appropriate. The item will be left for Members to further consider before sign off in January.

### 11. Village Hall and Green

The Clerk reported she was currently obtaining quotations for the Village Hall contents insurance. After discussion, and due to the timing of the renewal it was agreed to allow the Clerk to agree the Policy prior to the next full meeting of the Council.

*Clk*

### 12. The Leys Project Update

BR reported that Jim Blenkinsop had kindly cut around the roots of the large tree at the top of the Leys in an attempt to resolve the deflection of water.

### 13. Lanes and Drainage:

#### 13.1 County Highways Repair and Improvement

BR confirmed that Patch had agreed to do a walk round of the village on Friday

*BR /  
TG*

#### 13.2 Leys Drainage Flood Grant

With reference to Minute Item 12 above the Clerk reported that she would now proceed to make the Grant Application to WCC.

*Clk*

### 14. Village Lanes Update

BR reported that OS have made changes to the mapping in consultation with both SDC and WCC. After a brief discussion it was agreed to review again once the changes are in the public domain.

*BR*

### 15. Website Re-development Project

No report.

*BR*

### 16. Village Broadband

As agreed at the last meeting BR has now reported the drop in service to her provider.

*BR*

### 17. District Councillor's Report

- i. Boundary Review 2018 – Proposed constituency Rugby and Southam  
The initial proposals for new Parliamentary constituency boundaries were published on 13th September 2016 and this marked the start of the first of three, 12 week consultations on these proposals, during which time the Boundary Commission invite people to view and comment on the new boundaries. The first consultation closes on Monday 5 December 2016
- ii. State of the District – The estimated population for Stratford District in mid 2014 was 121,056. The health of people in Stratford-on-Avon is generally better than the England average. Health priorities to tackle include alcohol misuse, dementia and obesity
- iii. Write Offs – Every year the Council makes provision for uncollectable debts. At the end of August £53,666.57 had been written off in Business Rates and £103,136.63 in Council Tax.
- iv. Syrian Refugee Update – SDC is continuing to work towards welcoming the Syrian refugee families through the Syrian Vulnerable Persons Settlement Scheme and the first two families are anticipated to arrive in Stratford-upon-Avon in late November.

### 18. County Councillor's Report

CCllr Williams report is attached to these minutes.

### 19. Councillors' Reports and Items for Future Agendas:

None.

### 20. Date of Next Parish Council Meeting:

TBC

**The meeting closed at 10.30pm**

**Combroke Parish Council – 21<sup>st</sup> November 2016**  
**County Councillor's Report**

1. **Finance** – The Council is waiting for the Autumn Statement by the Chancellor of the Exchequer on Wednesday before deciding the next stage of developing our Budget proposals for the next financial year. We carried out a series of Public Consultations throughout the County to try to find out which measures are more acceptable than others. There is a clear requirement to concentrate on care of the aged and children. I suspect that we will continue the scheme introduced last year when an additional 2% of the Council Tax will be ring-fenced to help provide finance for the care of the aged. Hopefully at next month's meeting I should be able to indicate in which direction the Council is moving with its Budget preparation.
  
2. **Boundary Reviews** - There has been much confusion about the current steps that are being taken in Parliament to reduce the number of MPs from 650 to 600. It appears that the present constituency of Kenilworth and Southam could disappear if the proposals are accepted and be realigned with Rugby/Stratford. If this realignment occurs Combroke could have a new MP. The composition for the new Constituency is a numerical compilation, not geographical.  
  
This realignment of constituencies does not affect either the County or District boundaries and Combroke will be part of the newly agreed Kineton & Red Horse Division in the County Council election to be held next year.
  
3. **Highways** – With the completion by the Highways Agency of the improvements to Junction 12 on the M40 we are currently in a period of settling down after the road improvements to the B4100. A safety audit has been carried out and any fine tuning will be incorporated after the 12 week period. The general feedback is that the road has dramatically improved the waiting that previously occurred on the M40 and will, I am sure, prove beneficial to the residents on the new development at Gaydon/Lighthorne Heath and other road users.
  
4. **Other Matters** – The decision by the Parish Councils of Gaydon and Lighthorne to refer land adjacent to the Old Gated Road, Gaydon/Lighthorne Heath to the Secretary of State for Communities and Local Government has been evaluated. "In deciding whether to call in this application, the Secretary of State has considered his policy on calling in Planning Applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that the application should be called in. The Secretary of State has decided, having regard to this policy, not to call in this application. He is content that it should be determined by the Local Planning Authority". This is a similar decision to that made for the call in for the Gaydon part of the Gaydon/Lighthorne Heath development in October 2016.

**Cllr Chris Williams**  
**Member for Kineton Division – WCC**  
**21.11.16.**