

## **COMBROKE PARISH COUNCIL**

### **Minutes of the Meeting of the Parish Council held on Tuesday 22 January 2019 at 7.30pm at the Village Hall, Combroke**

#### **Present**

Tim Goodhead (TG)

Cllr Chris Mills (CM)

Jo Price (JP)

Stephanie Connah (SC)

Brenda Rayson (BR), Chairman

Members of the Public 3

#### **Chairman's Announcement**

In the Clerk's absence, the Chairman will take notes of the decisions after each item.

The Chairman welcomed 3 members the public to the Council meeting.

#### **1. Apologies**

CCllr Chris Williams (CW)

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

None.

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

JP – Agenda Item 7.1 & 7.4

BR – Agenda Item 7.2

SC – Agenda Items 7.6 & 7.7

#### **4. Public Representation**

Members of the public identified their interest in the planning matters on the agenda. It was agreed to bring item 7 forward and at its completion resume the agenda at item 5.

#### **5. Minutes**

The minutes of the meeting held on the 20 November 2018 had been circulated. Proposed JP, seconded SC and

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

The minutes of the extra meeting held on the 6 November 2018 were tabled and reviewed at the meeting. Proposed JP, 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 brought attention to the up coming election on 2nd May and these will include Parish Council elections. The term of office of the current Members of the Council concludes on 1st May. Arrangements for nominations /election of the new Council will be managed by SDC. Notice of elections will be issued 19 March and completed nominations due to be returned by beginning of April.

##### **b. Clerk: No report.**

**7 Planning****7.1 Consultation: The Tree Place, Church Hill 18/03788/FUL**

Proposed change of use of part of the land from agricultural to domestic curtilage, demolition of existing barn /dwelling and construction of replacement dwelling.

The Chairman provided a brief introduction with reference made to item 7.4. In the discussion which followed it was noted that the proposal was for a significant dwelling and domestic curtilage, much larger than the existing accommodation within the barn and its associated garden land as confirmed under the LDE approval. This was felt to be inappropriate in open countryside. A question was also raised about the access, which relies upon the right of way over a simple farm track, not in the ownership of the applicant. Given the location beyond the village boundary, it was felt there may be wider interest amongst residents and it was agreed to convene a village meeting on Monday 28 January at 7.30pm to provide an opportunity for residents to share their views. BR and TG to finalise the PC representation following the meeting on 28th.

BR/  
TG

**Planning Updates****7.2 Pending: Croft Cottage 18/03377/FUL & 18/03378/LBC**

Demolish existing rear extension replacing with a single storey extension that extends an additional 3m; increase the height of the existing chimney in line with current building regulations for thatched properties

TG had led on the production of the Representation, consulting with SC and JP.

**7.3. Granted: Touchdown 18/02421/FUL**

Replace 3 existing wooden garages with 1 double garage & 1 single garage.

**7.4 Certificate of Lawfulness Issued: The Tree Place 18/02769/LDE**

Confirmation that accommodation and identified garden land marked on the accompanying plan has been used as a single dwelling for a continuous period of 4 years or more and is now lawful.

**7.5 Refused: The Loft, Green Farm 18/02775/FUL**

Two storey extension to first floor flat over detached garage block, change of land use designation from 'agricultural' to 'residential', erection of raised decking adjacent to extension.

The applicants, who were present at the meeting, shared their disappointment and discussed their next steps. The Chairman explained that the Parish Council would not generally support encroachment onto agricultural land. However, given the particular circumstance of this application, the Parish Council had been minded that Core Strategy Policy CS20 would be applicable to enable support for the principle of the proposed extension of the building itself. It was felt this would require a much more limited area of agricultural land under a change of use, which might be considered acceptable - sufficient to accommodate the building extension.

**7.6 Granted: 14 Combrook 18/02374/FUL**

Retrospective application for the construction of an ancillary domestic building

BR reported that she was consulting with a Barrister, specialist in planning, regarding aspects of the decision taking for the above .

**7.7 Granted: 14 Combrook 18/01868/FUL**

Site engineering works

**8 Defibrillator Proposal**

It was reported that the Ettington CFR Team has a spare defibrillator which could be offered to Combrook in the interim, as a temporary loan, if the village could provide and install the cabinet -expected costs about £600. It was agreed that would be a sensible way forward and the proposal should be discussed with the Village Hall Committee.

BR

**9 Lanes and Drainage****9.1 County Highways Repair and Improvement**

TG reported

The blocked gully in Spring Lane affecting touchdown has been cleared and the whole length of the culvert down to the stream through the Willows has been jetted and a damaged section repaired.

- 9/ Cont The proposed new gully on the hill adjacent No 40 was scheduled for 4th- 5th February with accompanying road closure.

A broken BT inspection chamber cover outside the church boundary wall has been replaced

The re-located grit bin on Church Hill was missed during the recent grit refill since it was not on the County grit bin map. It has now been entered on the County map and Patch Byrne has been informed it was currently empty.

Patch Byrne has reported he will be looking at rutting and road surface break up near Chestnut House / No 27 in early February.

### **9.2 Proposed Gateway at West Entrance to the Village**

WCC have appointed an engineer to work on the proposals for a gateway and arrangements were being made for a site meeting.

BR /  
TG

## **10 Financial Administration**

### **10.1 To consider payments to be made**

Current Account: £2204.07      Deposit Account: £5,169.80

Unpresented cheques:

Coventry Diocesan B of E Village Hall Rental Quarters 1 & 2 £350.00 ;      Clerk £206.97

Cheque signed for:

Clerk's December / January Salary: £206.97

To note the Village Hall rental 3rd and 4th quarter was still to be paid but awaiting confirmation of expected increase from September. Also, the CPRE membership donation ( £36) was due within the financial year.

Clrk

### **10.2 2019-20 Precept**

The Chairman presented budgetary projections with the caveat that these had been produced in the absence of the Clerk and therefore may need further review in due course.

It was noted that the projections included the additional costs of the May elections, estimated between £100 - £700 depending on whether the Parish Council elections are contested. The projections also included, under section 137, a possible churchyard grass cutting grant with allocation to be considered later in the year, as well as the usual maintenance and miscellaneous allocations. With the above, the total projected payments were in excess of the projected receipts, although reserves were available to cover a shortfall, management would need to be prudent over the year.

Following discussion it was

**Resolved a precept of £4434 be requested.**

Clrk

This represented a real increase of 3.5% but in relation to council tax this would be partly offset by an expected increase in the tax base.

## **11. District Councillor's Report**

Cllr Mills reported the Cabinet has endorsed a New Active Communities Strategy for the District focusing on health and wellbeing. The Cabinet proposals were for a 1.5% increase in tax - equivalent to £2 increase on a band D. The budget proposals include a Compulsory Purchase Order for Wellesbourne Airfield; improvements to the District Council Offices with an increase in the expected rental income in future years; continued emphasis on Homelessness Prevention; continued support for UBUS dial a ride community transport scheme; These and other proposals were to undergo further consultation with the Council's Citizens Panel before the final budget recommendation to be made in February.

## **12 County Councillor's Report – Report attached to these minutes**

## **13. Councillors' Reports and Items for Future Agendas:**

BR reported on discussions with the SDC Dog Warden and tabled copies of the forms and reference to relevant legislation in use for the reporting of nuisance barking etc - it was noted that detailed evidence should be recorded by affected households. BR also tabled copies of the current Parish Council Dog Notice for review .

BR

## **14 Date of Next Parish Council Meeting:**

Monday 18 March 2018 7.30pm Village Hall

**The meeting closed at 9.50pm**