

COMBROKE PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on Monday 9 September 2019 at 7.30 pm at the Village Hall, Combroke

Present

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

Cllr Chris Williams (CW)

Members of the Public 1

1. Apologies

DCllr Chris Mills (CM)

2. Acceptance of Apologies

N/A – All Parish Councillors were in attendance

3. Declarations of Interest

BR – Agenda Items 9.3, 9.4 and 9.6; JP – Agenda Item 9.1

4. Public Representation

The new owner of Yew Tree Cottage (No 19) spoke of her proposed planning application. The applicant offered to discuss further with the Parish Council once the application is formally submitted in October.

5. Minutes

The minutes of the meeting held on the 15th July 2019 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

Chairman: On actions from July Meeting

- i. Community Emergency Plan – Yet to receive the latest model for emergency plans and review the Combroke Plan
- ii. Vegetation trimming against pavement. A draft letter has been prepared and will be sent to WCC's Localities Officer for approval prior to delivery. BR

Clerk: Village Hall Business Rates

A response from SDC has been received confirming the Parish Council would not meet the criteria for mandatory charity relief. The Village Hall Committee will therefore continue to pay the business rates direct and be reimbursed by the Parish Council in the form of a grant

7. District Councillor's Report

No report

8. County Councillor's Report

CCllr Williams' Report is attached to these minutes.

9. Planning Updates

The Chairman asked TG to lead on 9.3, 9.4 and 9.6

9.1. For Consideration The Tree Place, Church Hill 19/02056/FUL

Replacement of existing mixed use building (part residential and part agricultural) to a single dwelling incorporating the existing steel frame on the site

Following a brief presentation of the scheme there followed a full discussion.

The reasons for dismissal of the earlier planning appeal were noted and concerns raised about the proposed access, specifically that it would not meet the required standards for the Fire Service. It was also felt that the proposed visibility splays at the public highway could not be achieved.

Further concerns were raised that the development proposals would generate an increase in vehicular trips, which would in turn intensify the use of the below standard access, at the detriment to public highway safety. TG & BR to lead on drafting the Representation by the due date.

TG/BR

9.2. Granted Hornbeam House, Compton Fields 19/01663/FUL

Proposed extensions and modifications

9.3. Granted Croft Cottage, School Lane 19/01658/FUL & 19/01659/LBC

Demolish of existing single storey rear extension and erection of replacement single storey rear extension and erection of a canopy porch and handrail.

9.4. Granted Peregrine Cottage 19/01489/TREE

T1 – Juniperus Chinensis – Fell

9.5. Dead/Dangerous Tree Notification Village Hall 19/02377/DDT

T1 – unknown species – Fell (Dead, no replacement planting required)

9.6. Pending The Little House, School Lane 19/00361/FUL

Enlargement of parking area; erection of retaining wall.

Since July's meeting, the Highway Authority has confirmed, on the grounds of new information, that the lane up to Keepers Cottage gate is now Maintainable at the Public Expense i.e. adopted. As a result the Highway Authority has issued a revised comment to this application indicating no objection in principle but that a condition will be required to ensure all roadworks, including drainage must be to the standard required by the Highways Authority. Detailed proposals for any works on the roadway must therefore be submitted to, and approved by the Highway Authority before implementation.

9.7. Pending Planning Appeal The Loft, Green Farm APP/J3720/W/19/3226581

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.

10. Financial Administration - To Consider Payments to be made

Current Account £1,526.99

Deposit Account: £5,171.31

Income received since last meeting:

Biffa Insurance Reimbursement £72.00

Unpresented cheques:

Clerks June / July Salary £217.62

HMRC Employee / Employer Contributions Q1 £10.60

Invoices were presented, approved and cheques signed for:

SDC Uncontested Election Fees £100.00

WALC Training Course £23.00

RBL £40.00

WEL Medical Dibsafe Cabinet £557.94 (Costs to be shared with the VHC)

Clerks August / September Salary £267.81 (Includes £49.99 internet security fee)

HMRC Employee / Employer Contributions £5.20

11. **Lanes and Drainage**
11.1 County Highways Repair and Improvement
School Lane, damaged road surface. CW to ask WCC's Localities Officer to review
- 11.2 Proposed Gateway at West Entrance to the Village**
No report. CW to follow up.
12. **Google Mapping and re-location of postcode**
OS mapping has confirmed that Google has not established a business partnership with OS which rules them out of using the OS Mastermap. It is likely that Google has used the free OS Open Source mapping 'Code Point' which creates a polygonal approach to postcode mapping and results in postcodes at the centre of polygons that wrap across the land surface - as a result, in less densely populated rural areas the polygon covers a much wider area than the relevant properties.
- After discussion it was agreed to contact WALC, to see if any other Parish Councils are experiencing similar issues and if anyone has had success in resolving the matter. BR / Clk
13. **Defibrillator Proposal**
As agreed, a planning application has been submitted for Listed Building Consent to attach a defibrillator cabinet to the NE facing outside wall of the Village Hall porch. The documentation was circulated to Members, discussed and formally ratified.
14. **Climate Change**
- a. Following July's Meeting SC circulated a proposal / discussion document. The various proposals were discussed and endorsed including an initial informal meeting to be held at the Village Hall. SC will continue to lead on the agreed initiatives as the Parish Council's Climate Change Champion. SC
 - b. Following the national news about the collapse of the Whalley Bridge Dam at the beginning of August, several residents have mentioned the dam at the lake. The Environment Agency has modelled, and published mapping indicating the extent of likely flooding caused if Compton Pools emptied during an extreme event. It would be pertinent to include consideration of such an event within the review of the emergency plan. We know from previous extreme flooding events that one of the bottlenecks for flood water on the stream is the road bridge
Agreed actions: a) confirm accuracy of E A mapping with Country Lead Local Flood Authority. - and particularly in relation to the planned update of the PC Emergency Plan; b) take forward initial discussions with relevant owners / leasees to look at ways to relieve the pressure of floodwater backing up at the road bridge in the future TG/BR
15. **Bonfire Night**
A copy of the Insurance Company's terms in relation to firework and bonfire events had been circulated prior to the meeting. It was agreed that TG and SC would discuss with the Village Hall Committee and the Clerk would advise the local fire authority of the date and timings of the bonfire and firework display. SC/TG
16. **Mobile Library**
The WCC Mobile Library Service has made contact with the Parish Council to enquire if there would be any interest in the service stopping in Combroke once every 3 weeks. After discussion it was agreed to trial the service and see if it is possible to coincide the visit with coffee morning at the Village Hall on Thursdays. Clk
17. **Councillors' Reports and Items for Future Agendas:**
SC raised concern over parking related issues
18. **Dates of Next Parish Council Meetings:**
Monday 11 November 2019 at 7.30pm in Village Hall

The meeting closed at 9:14pm

Combroke Parish Council Meeting 9th September 2019 County Councillor's Report

1. General

With the end of summer 2019, a year so far dominated by the indecision and political debate created by Brexit, and the consequent lack of information over Local Government finance, a new Prime Minister and subsequent Cabinet reshuffle, has not helped local government planning. Although the County Council has developed a three-year plan we are told that this year we will only receive funding to cover this year. As I have already mentioned, Warwickshire County Council has a new Chief Executive and five new Directors and an organisation reshuffle of responsibilities at all levels of the organisation.

2. Finance

The financial clock does not stop ticking. We are already planning next year's (2020-21) Budget and although the Council's finances (including reserves) are healthy, pressures in the pipeline, especially Adults and Children, exist and without further dedicated funding will take funds from other services. The rise in crime, especially in rural areas, continues to cause concern. Council tax rises are presently capped and other sources of funding are limited. S106 monies continue to be received across the County. Major road schemes are being progressed but the process is slow and design work does not start until money is received from the developers.

3. Highways

The routine annual resurfacing programme is well underway and the final grass verge cut is nearing completion. Coordination of all the utilities works, associated with all the new housing, is causing concern as many developments are over running their planned schedule. We are fortunate to have excellent Highway Maintenance Engineers who look after our requirements so efficiently in our area.

4. Elderly Care

Public spending for the elderly covers a large area including Care at Home and Care Home provision. Also we have pressures on Health Services with hospital discharge criteria to ensure safe return from Hospital to the community. We are all living longer and generally enjoy good health as we grow old. However, age catches up with us and our brain deteriorate with, in particular, Dementia setting in. The County Council still run Care Homes together with the NHS Rehabilitation Homes to assist returning home after a period of hospitalisation. This all costs the County Council a significant portion of our annual budget. Private Care Homes are well used and generally popular but are costly and not always affordable.

5. Children in Care and at School

Warwickshire is not immune from the national crises of foster children and associated problems of child behaviour in many families. This is exacerbated by the increasing numbers of children with Special Education needs. Although Education (schools) is no longer the direct responsibility of the local authority as more and more schools become Academies, Free Schools or part of a Multi-Academy Trust, there are now only three Warwickshire Secondary Schools that are not academies. However, the provision of "Good, Suitable Schools" is still our responsibility. Locally, the large number of new housing development is putting pressure on this provision and new Primary Schools are being included in some of the developments. One new Secondary School will be necessary soon and its location is being debated. Wellesbourne or Kineton are possible locations. Any new school is automatically a Free School or Academy.

6. Climate Change

WCC, in common with other local councils nationally, has declared that it should be treated as an emergency state of affairs and will take action to reduce the County's carbon footprint. The possible cause is an international issue and although leading by example is to be encouraged, the rest of the world must follow.

Cllr Chris Williams
Member for Kineton and Red Horse Division
06.09.2019