

Minutes of the Ordinary Meeting of Bearley Parish Council held in the Village Hall at 7.00pm on 21 November 2016

Present: Cllr Arslan Erinmez (Chair); Cllr Richard Le Page; Cllr Andrew Spiller; and SDC Cllr J Horner

Parish Clerk: Mrs Jennifer Bendall

Public: 36 members of the public were in attendance for all or part of the meeting

Apologies: SDC Cllr Lawton sent his apologies as he was unable to attend due to family commitments

1. Chairman's notice regarding the recording and filming of the meeting

The Chairman's notice regarding the recording and filming of meetings was read out.

2. Record of members present

Noted.

3. Apologies and acceptance of reasons for absence

Noted.

4. Declaration of Interest (existence and nature) on Items on the Agenda

None.

5. Public Forum (subject to a time limit of 15 minutes)

Discussion took place concerning trains from Solihull not stopping at Bearley. Cllr Erinmez advised this had been raised with SDC Cllr Lawton. It was noted that the "No Through Road" signpost at the end of Church Lane had fallen over, and it was agreed that the Clerk would report it to WCC County Highways.

6. Presentation of proposed development of land between Church and Ash Lanes

Mr A Murray, a representative from Andrew Granger & Co, a planning agency appointed by the owner of the land situated between Church and Ash Lanes, attended the meeting to discuss proposals for a small, exclusive development on this site and to answer any questions that the public had.

He advised that SDC had been consulted as part of the pre-planning process, and that he had attended the BPC meeting held in September to present the company's first thoughts about the land. He noted that plans had changed slightly since the September meeting in that Heritage and Ecology Statements were not yet available, although they would be submitted with plans when outline planning permission was applied for in a few weeks.

Concerns were raised that the proposed development will remove the green element of the village, plus have a negative impact on the conservation area. Mr Murray confirmed that the planning agency was fully aware of the conservation area, but advised that SDC in the pre-planning meeting had identified this land in Bearley as suitable for development in a sustainable area due to its location in the village, and that it would be of benefit to future residents.

He confirmed that the plans were for three 5-bedroom houses, and that there would be a single access point onto Ash Lane which had been designed by consultants who had been in contact with WCC who had deemed the proposals for access to be suitable and safe. He advised that the development was planned to include as

much open space as possible, which would fit well within the conservation area, and that the site was deemed suitable for development due to its enclosed nature.

The application is in its final development stage at present and should be submitted to SDC before Christmas, which is when residents are welcome to comment on the proposals. Mr Murray confirmed that developers had not yet been approached, and it was believed that the land owner would sell the land once planning permission had been attained. He noted that when the pre-plan application had been submitted it had been favourably received.

In answer to specific questions, Mr Murray advised that the plans for access to the site had been changed to a single access point due to safety issues, specifically visibility, and that an ecology appraisal had been carried out and that no critical species had been identified. He confirmed that the Ecology Statement would be available when the application was submitted.

Discussion took place concerning the benefits or otherwise of a development on this land, and its effect on the open character of the village. Concerns were raised that residents had not been consulted by the developer, and it was again noted that no developer was involved until after planning permission has been obtained. Mr Murray advised that all trees and hedges surrounding the field would be retained, with trimming back required to allow a footpath. A single entrance onto Ash Lane would ensure that no trees would have to be removed. It was noted that it was likely that a management company would be employed to maintain the properties and site once the houses have been built to ensure the hedges are kept trimmed.

There were strong concerns from residents on Ash Lane and the impact that the development would have on their properties on such a narrow lane where parking is already an issue, and it was noted that there had been a lack of thought for these residents and no consultation with them.

Mr Murray confirmed that there would be a Transport Statement with the application, and he was questioned on the definition of infill. He was asked if he was aware that the SDC Core Strategy only permits infill at Bearley as it is in the Green Belt. Mr Murray advised that the planning agency was aware of this and regarded the location as infill.

Residents felt that three large houses were not ideal, and that any development should be a mix of affordable and smaller houses. The Chairman advised the meeting that a housing needs survey undertaken prior to the current Village Plan adopted by SDC in May 2013 had indicated that the requirement in Bearley was for three 2-bedroom social housing. Mr Murray was asked if the development goes ahead, would any consideration be given to this housing needs survey. He advised that the planning agents were not aware of this identified need, and it was suggested that the planning agency should make itself fully aware of the facts pertaining to Bearley prior to any application being submitted. It was noted that all relevant information was in the public domain.

Mr Murray advised that the outline planning application due to be submitted to SDC would be for three dwellings as proposed and would include the Heritage, Ecology and Transport Statements. This would indicate what the site could be used for. Specific plans would be subject to full planning permission, which would be sought after the land had been sold and it was possible that the proposals would change. He

finished by confirming that the outline application would be submitted before Christmas and that the Parish Council would be notified.

The Chairman advised that meeting that the Parish Council had been told the Statements would be made available prior to the meeting and that now this was not the case. It was agreed that the Neighbourhood Plan Steering Group would meet before the application is submitted and after. He finished by confirming that all resident's views had been noted and would be considered in responding to the planning application.

7. To approve the Minutes of the Ordinary Meeting held on 19 September 2016 and the Extraordinary Meeting held on 17 October 2016

The minutes of the Ordinary Meeting held on 19 September 2016 and the Extraordinary Meeting held on 17 October 2016 were taken as read, confirmed and signed.

8. County and District Council Liaison

SDC Cllr Lawton sent his apologies.

WCC Cllr Horner submitted his report for November which is attached to these Minutes as Appendix 1.

He also discussed the Snitterfield flood scheme and bridge replacement – two projects running side by side. He advised that the replacement of the bridge was not initially required as part of flood scheme but the bridge itself was inspected and was found to be deteriorating badly. Whilst the contractors were on site, it was decided to repair the bridge at same time as the flood scheme. He advised that due to unforeseen complications there was a delay until 23 December, and that the alternative transport measures already in place would continue. It was noted that business livelihoods had been badly affected by the road closure, and discussion took place concerning compensation.

He requested that any road issues such as pot holes, etc, be reported to WCC.

9. To Receive an Update on Stratford on Avon Gliding Club

Chairman updated the meeting on the current situation, and advised that he and SDC Cllr Lawton were trying to establish meaningful dialogue with SoAGC on compliance with planning conditions. It is now over a year since in August 2015 the club approached the community to start a dialogue and establish complaints procedure. Despite many efforts by the community it has shown reluctance to meet the community to discuss compliance issues.

10. To Receive an Update on Flood Prevention Measures

Cllr Le Page's report is attached to these minutes as Appendix 2.

11. Finance Report

(Circulated to Members prior to meeting)

- 11.1 Payments made since last meeting - noted
- 11.2 Payments received since last meeting - noted
- 11.3 Income/expenditure year to date - noted
- 11.4 Invoices received for payment - approved

12. Planning Matters

12.1 Planning Applications Received

None.

12.2 Planning Applications Received and Actioned Under Delegated Powers

None.

12.3 Planning Application Appeals Notice of Decision Received

APP/J3720/D/16/3156751 10 Grange Road – appeal dismissed: noted.

12.4 Notices of Decisions Received

The Chimney House 16/02118/FUL - permission with conditions: noted.

Old Forge, Church Lane 16/02748/FUL - permission with conditions: noted.

Land between Bearley Green and Cemetery 16/02938/TREE – consent with conditions: noted.

13. Correspondence and Communications Report

Noted. Discussion took place regarding correspondence received from WCC concerning the proposed extinguishment of a public footpath in the parish, and it was agreed that the Clerk would advise WCC that the footpath is still in use. Correspondence concerning the WCC Bearley flood report was also discussed, along with the suggestion from the Warwickshire Rural Community Council that Bearley should undertake a new housing needs survey. It was unanimously agreed that a new survey should be commissioned.

Discussion also took place regarding the SDC possible built up area boundary, and the meeting noted that the library service has instigated a home delivery service.

14. Date of Next Meeting

16 January 2017 - Ordinary Meeting

Members of the public and press were asked to leave the meeting so that confidential matters could be discussed.

15. Appointment of New Clerk

The Chairman and Cllr Le Page confirmed that they had interviewed the only applicant for the position of Clerk/RFO at current NJC salary point SCP 20 (£9.999 per hour), and that she had the knowledge and experience required for the position, currently being Snitterfield Parish Clerk and having worked at Warwick District Council. It was unanimously agreed that Mrs Nicola Overall should be offered the job, with a view to commencing on 1 December 2016 to allow a one month overlap with the present Clerk to ensure a smooth handover.

The Chairman closed the meeting at 8.46 pm.

APPENDIX 1

County Councillor Report

County Budget 2017-2020 is in preparation. The assumption is that local government funding will not change in the Chancellor's Autumn Statement due out on November 23 and the Council will need to find an addition £67 million annual savings by 2020. The challenge is severe and the Council is looking at radically redesigning the way services are delivered as a way of ameliorating the impact.

County Council and key strategic partners have launched a **second annual cyber crime survey** to assess the impact that online crime is having around the county. This is to test if there is a change in the level of awareness of cybercrime.

The survey can be found on <https://www.surveymonkey.co.uk/r/RegionalCyber16>

A secret store of illegal cigarettes led to **prosecution** of a Rugby Shop and Save store owner. 25% of a sample of **ham and cheese pizzas** bought from 40 small takeaways from across the County and were found not to be ham or cheese.

A major new **business support service** for small and medium sized firms in Coventry and Warwickshire has been launched. The service is available to businesses with up to 250 employees.

A series of **child car seat clinics** will be held at supermarket car parks around the county, organised with the Police and the Good Egg Guide, as there has been a worrying increase was found in the number of children who were not being appropriately restrained in cars.

The gap in **life expectancy** between North and South Warwickshire is at its smallest in a decade. On average, life expectancy in Warwickshire for males (80.1 years) and females (83.9 years) is higher than both the national and regional rates. The gap in expectancy across the best and worst areas in the county is 17 years for men and 16 years for women.

John Horner
01926 842068

APPENDIX 2

Flood Prevention Measures Report for Parish Council Meeting 21st Nov 2016

Drain camera report

Warwickshire County Council (WCC) were contacted on 16th July asking for the report following drain camera work carried out w/c 8th February 2016. Land & road drains along Snitterfield Road, School Lane & Grange Road were inspected during the work.

Report received 5th October 2016. Very comprehensive and identifies many areas of concern where remedial/clearance work needs to be carried out. This report will be placed on Bearley web site.

No action plan on the report has yet been received by Bearley PC. Unfortunately the main contact Paul Rimen, drainage engineer, has left the council. I have made enquiries relating to a replacement but yet to hear.

Floods 8th March 2016

Sports field flooded during overnight rain. Bearley PC asked WCC to contact riparian owners to enforce responsibilities to keep culverts & ditches clear, especially at the top of the sports field. As far as we are aware, no action has been taken by WCC following this request. This is still a major issue – (photo of culvert at top of sports field shown). WCC have advised that no enforcement action can be taken until the bird nesting season is over, but are now in the process of reviewing maintenance work.

Snitterfield Road from A3400 to the Bearley end of the sports field flooded in the same storm. Silted up gulleys and ditches alongside the road were identified during drain camera work and investigated later by ourselves. These were reported to WCC 15th July 2016. No response yet received from WCC.

I walked the ditches today (21st Nov) after heavy rain. The ditch at the back of Grange Road is running freely, even past a pile of tyres and mattresses by the garages. There are still problems further downstream at the culvert at the top of the sports field.

Richard Le Page
21st Nov 2016