

**Minutes of the Ordinary Meeting of Bearley Parish Council held in the Village Hall at 7.00pm
on Tuesday 12 September 2017**

Present: Cllr Arslan Erinmez (Chair), Cllr Richard Le Page & Cllr Andrew Spiller
Parish Clerk: Nicola Everall
Public: 6 members of the public were in attendance for all or part of the meeting
Apologies: An apology on behalf of District Councillor – S Lawton had been submitted

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 for absence

Councillor S Lawton.

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

There were no declarations of interest.

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

Concern was raised regarding the proposed planning application on land at Bearley Cross.

6. To approve the Minutes of the Ordinary Meeting held on 17 July 2017

The minutes of the Ordinary Meeting held on 17 July 2017 were taken as read, confirmed and signed by the Chairman.

7. County & District Council Liaison

Councillor Mrs Anne Parry reported that the business case for a pedestrian refuge on the A3400 near to Bearley Station had been submitted to the Road Safety Team at WCC and is being progressed under her delegated transport budget for completion in 2018. The overall cost of the initiative is approximately £20k and WCC welcomes the Parish Council's agreement to make a contribution towards the scheme by encouraging the village to hold one or two community fundraising events to reflect the importance of this initiative to villagers and to deliver an element of local ownership to the project. Alcester Safer Neighbourhood Team (SNT) has advised that they would be happy to attend an event, subject to availability, to provide road safety and preventative crime advice.

WCC has launched its annual grant scheme to help communities address local flooding issues. Applications for these grants are invited from Parish Councils. There is a limit of up to £5000 per location per annum. Further details and guidance documents are available from:

<http://www.warwickshire.gov.uk/grants#floodsgrant>

As a reminder the Community Grant scheme has also been launched and the closing date for applications is in October 2017 and it would be helpful if any proposals or initiatives are raised with Cllr Parry in the first instance to check the criteria with the relevant officer.

The next Full County Council Meeting is being held on Thursday 21 September.

Councillor S Lawton did not attend the meeting or submit a report.

8. Site Allocations Process (SAP) and Built Up Area Boundary (BUAB)

The Chairman gave an overview of the current situation regarding the Site Allocations Process and the proposed Neighbourhood Plan for Bearley.

Bearley Parish Council (BPC) has consulted Stratford on Avon District Council (SDC) and a planning consultant towards planning provisions for future development of the village. The following is an appraisal of the current position.

In 2014 BPC made a decision to draw up a Neighbourhood Plan (NP). The decision remains in force. To ensure successful delivery of a community led NP the BPC also set up the Neighbourhood Plan Steering Group (NPSG) required by law to evidence that the NP is a community led document fully signed on by the community.

With the adoption of the SDC Core Strategy, BPC is now considering the options below:

1. **Option 1:** Rely on the "Site Allocations Process (SAP)" of SDC. Contribute to SDC consultation on SAP and continue with the existing Bearley Village Community Plan which is now 5 years old and soon will be past its sell by date;
2. **Option 2:** Review and update the existing Bearley Village Community Plan which will probably have a shelf life of five years to 2022; and
3. **Option 3:** Deliver a NP based upon more than half of the required work already completed which will endure to 2031.

Option 1: The "Site Allocations Process" (SAP) will only define the Built-Up Area Boundary (BUAB) of Bearley beyond which no development will take place till the end date of SDC Local Plan in 2031. With NPSG input BPC has already provided comment on this. The process will not make site allocations within the BUAB. Therefore, Bearley will only have the planning protection from the Green Belt and the Conservation Area designations which do not provide a solid guarantee that development could not occur. BPC was advised that the extra layer of protection required can only be provided by an NP with provisions specific to Bearley.

Option 2: Compared with a NP an updated Parish Plan is relatively simpler to prepare. It still has to be community led through a Steering Group. It does carry some weight towards planning decisions. However, it does not have legal status and will always be preceded by the SDC Local Plan policies. Thus, preferences of Bearley residents will not be weighted at the same level and SDC Local Plan Policies will prevail. It will still require approximately the same level of effort as NP to produce but will only have a shelf life of 5 years or so to 2022.

Option 3: NP enables communities to play a much stronger role in shaping the areas in which they live and work. Once it has been approved at a referendum of Bearley residents it becomes an integral part of the SDC Local Plan and attains the same legal status.

The Parish Council recognises that there are areas within the village that residents would like to protect from development, and other areas where development could be beneficial. NP is the most powerful way to make these preferences a reality. Some 60-70% of the work towards the preparation of NP has already been done.

BPC based on Warwickshire Association of Local Councils' (WALC) advice, obtained an estimate for completion of Bearley NP work from their Planning Consultant who has helped to deliver NPs for Henley-in Arden, Snitterfield and Claverdon.

Given the above analysis BPC is minded to take the decision in the near future to proceed with the completion of a NP. The finance requirements are modest and can be met from unspent part of grant funds obtained and NP will be deliverable by the end of 2018.

The NP is submitted to the Examiner (usually a planning inspector) for approval so that it can assume legal status. Evidence of a strong Steering Group is essential and pivotal towards proving to the Examiner that the NP is a community led document beyond any reasonable doubt.

NPSG was constituted in May 2015 with 10 members. Some 4 members have recently stood down due to personal circumstances. BPC requires the reassurance and confirmed support of a Steering Group before taking the decision to proceed with NP. BPC is advised that without support it is highly likely that NP will be rejected by the Examiner. In the event sufficient support is not forthcoming the Parish Council will have no option but to proceed in favour Option 1. Thus all the effort put into NP.

It was agreed unanimously to progress with Option 3 and the Clerk was asked to apply for funding from the Transparency Fund (WALC) for two hours consultancy.

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

Councillor A Erinmez reported that he had been in contact with SDC regarding the winch cable noise and together with Cllr R Le Page had met with the Enforcement Officer from SDC on 29 August 2017.

10. To Receive an Update on Flood Prevention Measures

Councillor R Le Page reported that due to recent changes in personnel at the County Council he was to meet with new Officers in October to carry out a site visit to explain the flooding issues within the village. It was agreed that the PC should look into the possibility of applying for funding from WCC's Grant Scheme.

11. Bearley Village Hall Trust

The Chairman reported that BVHT had made a request for the continuation of funding of £6,000 for the next four years to assist with the cost of repairs to the roof.

Bearley Village Hall was built in two stages and the earlier of the two being 1982. This part now contains the meeting room, changing room and toilets connected to the Village Hall and the remainder being premises leased to the Bearley Sports and Social Club. The roof is as original and the recognised life for an asbestos/cement sheet roof is 25-40 years. The patching over the past number of years was becoming less successful and the need was to urgently replace.

Bearley Sports and Social Club is a substantial portion of the Trust's income and as such it is the responsibility of the Trust to ensure watertight premises.

It was agreed unanimously to continue making a payment of £6,000 per annum for the next four years to BVHT in a manner that minimises the interest payments that will be made by BVHT on the loan obtained. The payment will be solely for the purpose of paying the loan obtained by BVHT for facilitating the repairs to the roof.

12. Website

The Clerk & Cllr Erinmez reported following a meeting with MI Business Services regarding the specification and timetable for the new website. MI Business Services was to commence work on the new website immediately and the Clerk and Cllr Erinmez were to report back to the next meeting.

13. Emergency Plan

The Clerk had updated the Emergency Plan and was awaiting responses from residents following a report which had been submitted to the Bearley Beacon requesting for inclusion of persons with any special needs in the event of any emergency situation.

14. Housing Needs Survey

It was agreed unanimously that the Parish Council adopt the recent Housing Needs Survey.

15. Road Safety & Speed Monitoring

CLlr Erinmez reported that PC Neil Turfrey had carried out a speed check session for approximately 30 minutes on 18 August 2017 and during this period had recorded one person doing over 35mph. The speeder received a speeding ticket and a further speed check was to take place in the near future.

16. Options for Cemetery Spaces in Bearley

CLlr Erinmez circulated a draft report following a review of the available plots in the Cemetery it was considered that there was adequate space for the foreseeable future. The document was adopted and it was agreed that this would be reviewed on annual basis.

17. Finance Report

(Circulated to Members prior to meeting)

Payments made since last meeting - none

Payments received since last meeting - noted

Income/expenditure year to date - noted

Invoices received for payment – approved

18. Conclusion of Audit

The Clerk reported that the External Auditor had returned the Audit as certified for the Year Ended 31 March 2017. The Clerk was requested to display the Certified External Audit.

19. Planning MattersPlanning Applications Received

17/02514/FUL – Land at the rear of Applegarth, Bearley Cross - Change of use of land from scrap yard to agricultural and erection of barn for agricultural purposes. (Part retrospective). No representation

To Note Planning Applications Received and Actioned Under Delegated Powers

W17/01504/FUL – 15 St Mary's Acre, Single storey extension to the side/rear – No objection from the PC

W17/02429/TREE – Bearley Green – G1 – (T12 to T16) Remove lower branches on trees along Snitterfield Road. G2 (T1 T11) Remove lower branches on trees on Bearley Green – No representation from the PC

To Note Planning Application Appeals Notice of Decision Received

None

To Note Notices of Decisions Received

None

Members of the public raised concern regarding the future of any planning proposals at the Golden Cross Public House and it was agreed that until an application was submitted no further action was required.

20. Draft Financial Reserves Policy

The Chairman circulated a Draft Financial Reserves Policy and it was agreed that PC adopt the Policy and review the document annually.

21. Correspondence and Communications Report

Noted.

22. Date of Next Meeting

20 November 2017

The Chairman closed the meeting at 8.55 pm.

Signed.....Date.....