

**Minutes of the Ordinary Meeting of Bearley Parish Council held in the Village Hall at 7.00pm
on Monday 17 July 2017**

Present: Cllr Arslan Erinmez (Chair), Cllr Richard Le Page & Cllr Andrew Spiller
Parish Clerk: Nicola Everall
Public: 4 members of the public were in attendance for all or part of the meeting
Apologies: No apologies 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

None

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 safety of pedestrians when crossing the A3400 and the need for a raised pedestrian refuge.

6. To approve the Minutes of the Ordinary Meeting held on 20 March 2017

The minutes of the Ordinary Meeting held on 30 May 2017 were taken as read, confirmed and signed by the Chairman. Additionally, the minutes of the Annual Meeting held on 30 May 2017 were also taken as read, confirmed and signed by the Chairman.

7. County & District Council Liaison

Councillor Mrs A Parry reported that she continued to be involved in the extensive induction programme and spending much of her time developing relationships with key officer contacts. Over the last few weeks she has attended transportation briefings, community briefings and her first Adult Social Care and Health Overview and Scrutiny Meeting. She has also visited the Warwickshire Fire and Rescue Service in Rugby, which do an outstanding job saving lives on roads and in buildings, as well as playing a key role in animal rescue. The Warwickshire Fire Service has a 75% success rate of reaching a Road Traffic Accident or Fire within ten minutes from receiving the call – which is impressive in view of the rural outreach of the district.

Councillor Parry reported that last month in response to a resident enquiry concerning road safety issues in respect of pedestrians and cyclists crossing the A3400 by Bearley Station, she had a meeting with Jo Edwards the Road Safety Manager at WCC and discussed the options of a Puffin Crossing and a Pedestrian Refuge. Details of this meeting were documented together with an indication of costs and sent to the chairman and parish councillors for discussion at the July meeting.

WCC hosted a Three Tier Planning Assembly on 29th June in conjunction with Stratford-on-Avon District Council and WALC at Stratford Race Course, which proved an excellent and engaging communications event between county, district and parish councillors. It was emphasised the importance of attendance by parish councils at planning committee meetings when submitting objections or support on applications which trigger the application to be heard at committee.

Additionally, a transport budget and communities grant meeting is being held at the end of July when further details in respect of criteria for qualifying projects will be advised. County Councillor budgets are £35k and £5k respectively to include all seven parishes within the Wellesbourne Division.

The next Full Council Meeting is being held on Tuesday 18 July 2017. Amongst the items on the agenda is the proposal of £3.5 million from the WCC Capital Investment Fund for the A3400 Birmingham Road Stratford improvements, which is set to be approved.

The Chairman asked if WCC would consider installing a raised pedestrian refuge ear to the entrance of the Railway Station on this busy road. Councillor Parry suggested that the PC apply for match funding as the cost of such would be some £7,500 - £20,000. Applications needed to be submitted in October 2017.

Councillor Parry indicated that she was prepared to substantially fund the project if the Parish could indicate the strength of its support by raising funds towards the project. The Parish Council would liaise with Cllr Anne Parry towards making a business case for an application. The Parish Council will also liaise with village institutions towards raising contributory matching funds by holding appropriate events towards realisation of the project.

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

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

Following correspondence from Stratford District Council, the Chairman explained that a Built Up Area Boundary (BUAB) defines the area within which planning policies allow development. In the case of Bearley this is either "limited infill" or "limited affordable housing for local community needs" (NPPF Para 89). Outside this area the land is considered to be 'countryside', where development is usually only allowed in exceptional circumstances. The BUAB provides a useful tool to protect against inappropriate development and preserves the setting of existing settlements by protecting the surrounding countryside from unnecessary development.

The principles to be used in defining what is included within the Built Up Area Boundary are:

- the main existing residential and/or commercial areas
- churchyards;
- land on the edges of the urban areas for which planning permission has already been granted for residential development;
- other land on which residential development may be acceptable.

What is not included within the Built-Up Area Boundary are the following:

- school playing fields, recreation grounds and allotments, where these adjoin the rural area;
- modern agricultural buildings;
- groups of isolated houses or other buildings where infilling would not be acceptable;
- miscellaneous uses which may be located at the edge of the settlement e.g., sewage treatment plants, electricity substations, railway land etc.;
- land within the curtilage of dwelling houses which adjoin the rural area, where 'back land' development would not be acceptable.

Applying these principles provides an additional layer of protection in terms of planning decisions in the defined and endorsed BUAB.

The Parish Council carefully examined the comments made by SDC planners towards our proposals and found certain conflicts with the above principles. The Parish Council will be meeting SDC planners to seek immediate clarification of these to enable a robust response to the SAP consultation. The Parish Council is also minded to seek expert help should it become necessary to ensure the strongest protection layer possible against inappropriate development in our village.

It was agreed that the PC should employ the services of a consultant to seek advice regarding the Neighbourhood Plan and the Chairman and Cllr Le Page would pursue the matter and report back to a future meeting.

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

Councillor A Erinmez reported that further contact with the Gliding Club was required in order to check that compliance was being met and he was to suggest a meeting.

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 invite those new Officers to carry out a site visit the explain the flooding issues within the village.

11. Website

The Clerk was asked to contact MI Business Services for clarification of a specification and invite the company to meet with Councillors to discuss a new web site.

12. 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

13. Planning Matters

Planning Applications Received

17/01839/TEL56 – Installation of a 15m monopole to support three antennas, 2 dishes and 2 equipment cabinets at ground floor level together with ancillary development.

The Parish Council supports the application, but would like to see a condition imposed that prevents the surrounding trees, which partially shield the proposed mast from the nearest properties and public footpaths, from being trimmed to a height and diameter less than they currently are. The current size of the trees is shown on the plans submitted with the application, and we would expect the condition to apply for the lifetime of the trees.

17/01993/TREE – The Yews, Old Snitterfield Road – T1 Yew fell - The PC does not agree with the felling of this tree and the Clerk was requested to consult with the TPO Officer and Conservation Officer.

17/01994/TREE – The Yews, Old Snitterfield Road – T1 – Yew pollard to 3 metres - The Clerk was requested to consult with the TPO Officer and Conservation Officer.

Planning Applications Received and Actioned Under Delegated Powers – None

Planning Application Appeals Notice of Decision Received – None

Notices of Decisions Received - None

14. Housing Needs Survey

The Chairman reported that the results of the recent Housing needs survey had been received. The survey which was carried out in 2011 had a response rate of some 35%, the 2017 survey received a response of 26.33%, which indicated that only 84 out of 319 households had completed a survey.

15. Emergency Plan Review

The Clerk agreed to update the Plan with contacts and details and circulate accordingly.

16. Vacancy for a Parish Councillor

Following receipt of an application from Mr Keith Newton, members considered that he was a suitable candidate for co-option to the Parish Council and it was agreed unanimously to invite Mr Newton to the next meeting of the Parish Council for co-option.

17. Correspondence and Communications Report

Noted.

The Clerk was asked to arrange for the Annual Inspection of the playground.

18. Closed Session Under Section 100A of the Local Government Act 1972 the public and press were excluded from the meeting for this item by reason of the likely disclosure of exempt information relating to an individual, information which is likely to reveal the identity of an individual, and information relating to the financial or business affairs of any particular person

Following discussions relating to quotes received for works required at Bearley Green it was agreed unanimously to ask AMW Site Services to carry out the works as necessary.

19. Date of Next Meeting

18 September 2017

The Chairman closed the meeting at 8.50 pm.