

Quinton Parish Council

Ordinary Parish Council Meeting

Tuesday 4th September 2018

Quinton Village Hall 7.30 pm

Present: Cllr Robert Spooner (Chairman)

Cllr Phil Maundrill

Cllr Caroline Barton

Cllr Edward Fitter

Mrs M Norman (Parish Clerk and Responsible Financial Officer)

Also present: Cllr Mike Brain and 2 members of the public

1	Apologies: Apologies for absence were received from Cllr Chris Watson, Cllr Paul Milliken, Cllr Rebecca Hall and Cllr Izzi Seccombe and were accepted by the Council.	
2	Declaration of interests There were no declarations of interest.	
3	Minutes of the previous meeting: The minutes of the meeting of the 10 th July were agreed as an accurate record and signed by the Chairman.	
4	Matters arising from the minutes of the previous meeting: The progress of the proposed footpath from Meon Vale was deferred pending the arrival of Cllr Brain. The Headmaster of Quinton Primary School would be willing to accept the Council's offer to provide Hi Vis jackets for use by some of the Meon Vale children. The clerk had contacted Planning Enforcement regarding the signage on the Meon Vale roundabout and an officer would make a visit to the site and report his findings back to the Parish Council.	
5	Questions from the public: A member of the public raised concerns about anti social behaviour by some children and young people on Quinton Playing Field. She was advised to contact the police if she witnessed any further anti social behaviour. She also mentioned a tree on the playing field which was in need of attention as a large branch was on the point of breaking. Other issues raised were graffiti on the village hall and the repair of the fence between the Village Hall and St. Swithin's Close. The Council advised again that this was a matter for Orbit Housing. Cllr Barton reminded the Council that s106 money would be forthcoming for the provision of sports facilities for the community. She suggested that a football cage might be installed to prevent any further damage to the Village Hall. The clerk was asked to investigate the possibility of a lollipop warden outside the primary school.	M N
6	Co-option: It was unanimously agreed to co-opt Mr Robert Clark and Mrs Claire Scopes to fill the remaining two vacant seats on the Parish Council. Both Mr Clark and Mrs Scopes signed the Declaration of	

	Acceptance of Office forms which were witnessed by the Clerk.	
7	<p>Chairman's reports:</p> <p>The Chairman said that the consultation documents on the SW Relief Road had still not been published. An inspector from the Planning Inspectorate had visited Quinton on the 31st July in relation to the Vodafone application for installation of a mast. The Council was waiting to hear the result of the appeal. A new notice board had been installed, thanks to Cllr Watson, beside the Post Office. Cllr Watson had also dealt with the falling tree on the playing field and had removed all the debris. Cllr Barton had dealt with the missing "No Dogs" sign on the playing field. The Chairman's article in St. Swithin's Newsletter regarding fly tipping in the village had produced positive results as a resident had come forward and promised to remove his debris. More volunteers have agreed to participate in the Speed Watch programme organised by Shipston Community Police. The Council would be notified shortly of the date of the training course.</p>	
8	<p>Any matters from the District or County Councillors:</p> <p>This item was deferred pending the arrival of Cllr Brain.</p>	
9	<p>Neighbourhood Plan update:</p> <p>In the absence of Cllr Milliken, the Chairman reported that the Steering Group had received 400 replies from the 1,100 surveys sent out to residents. A full report of the findings would be published on the Neighbourhood Plan website. Responses indicated that improved leisure facilities was a priority for many residents and that the vast majority did not want any further development within the built up area boundary, or for that boundary to be extended.</p>	
10	<p>Draft Strategic Housing Land Availability Assessment:</p> <p>The Council discussed this document. It was agreed that the clerk would prepare a draft of the Council's comments for their approval prior to its submission to Stratford District Council. (see Appendix A attached).</p>	M N
11	<p>CCTV:</p> <p>It was agreed that the Council's CCTV policy document would be amended to include Cllr Spooner and Cllr Barton as personnel authorised to view the CCTV footage where necessary.</p>	M N
12	<p>Clerk's updates:</p> <p>i)The clerk had been notified by Shakespeare Martineau that completion of the registration of the Village Greens was imminent. ii) She had contacted Thomas Fox regarding the overgrown hedges on the Fordway. This work was usually scheduled for September; Thomas Fox would check their calendar and advise of the due date. iii) The clerk had contacted Warwickshire County Council regarding the overgrown hedge outside the Manor House, Upper Quinton, which was forcing pedestrians to step into the road to get past. WCC had contacted the owners instructing them to cut this hedge back.</p>	M N
13	<p>Duckpond:</p> <p>The Council were agreed that the duckpond was in need of repairs as the fence was derelict in places. The duckhouse itself had been removed by a resident who had undertaken to repair it. Cllr Fitter volunteered to obtain estimates for the cost of making essential repairs to the area and to investigate the possibility of grant funding.</p> <p>Cllr Brain arrived at this juncture and made the following report.</p> <p>District Councillor's report:</p>	E F

	<p>Cllr Brain advised that the consultation documents for the SW Relief Road would be published within the next two or three days. Discussions regarding the footpath from Meon Vale were still ongoing with the landowner's agent. The proposal to reduce the speed limit on the B4362 to 40 mph had been welcomed and would be implemented.</p>	M N
14	<p>Parking leaflet: It was agreed to defer any further consideration of this proposal until the Chairman and Clerk had attended the parking seminar organised by Stratford District Council on the 6th September.</p>	
15	<p>Overgrown hedges: It was agreed that the Council would write to residents whose hedges or trees were encroaching onto the pavement and request them to have the vegetation cut back. Where this proved ineffective, the clerk would notify Warwickshire County Council as they have the power to enforce.</p>	M N
16	<p>Consultation with residents re anti traffic timber posts: It was agreed that residents would be informed of the Council's proposal to install timber posts alongside the lay bys on Main Road and would be asked whether they were in favour of such a measure.</p>	M N
17	<p>Maintenance issues: i)At least 31 pavings slabs on the playing field were cracked, and some were considered a trip hazard. Given the expense of replacing all the slabs, it was agreed that the Chairman would visit the site to assess which slabs were in most urgent need of replacement. ii)An estimate of £290 for essential tree surgery on Millfield Close had been received. The clerk would now submit a planning application for the work to be carried out as the trees were the subject of a Tree Preservation Order.</p>	R S M N
18	<p>Request for grant: It was resolved to grant the sum of £500 to St. Swithin's Church to assist in maintenance of the churchyard.</p>	
19	<p>Community groups: It was agreed to defer further consideration of facilitating community groups interested in promoting leisure activities till the next meeting. The Chairman would prepare an article on the topic for inclusion in the newsletter.</p>	R S
20	<p>Planning applications: The following planning applications were considered:</p> <ul style="list-style-type: none"> i) 18/02206/TPO Quinton Nursing Home : crown lift of yew trees. No representation was made to this application. ii) 18/01980/FUL 4 Rideau Road, Meon Vale: erection of dormer window to rear elevation and addition of two roof lights to the front elevation. No representation was made to this application. iii) 18/02161/VARY Clifford Farm: application to remove Conditions 5 and 6 of application 18/01331/FUL. No representation was made to this application. iv) 18/02198/REM Land off Main Road: reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission 13/008231/OUT granted at appeal APP/J3720/A/13/2200284. No representation was made to this application. <p>And to receive the results of the following planning applications:</p> <ul style="list-style-type: none"> i) 18/01630/TPO 11 Edmonds Close, Upper Quinton: proposed felling of lime trees. Application withdrawn. 	

- ii) 18/01632/TPO 11 Edmonds Close, Upper Quinton: proposed felling of tree and reduction of lime tree. Application **withdrawn**.
- iii) 18/01379/FUL 12 Turnpike Drive, Lower Quinton: replacement of existing windows. Removal of existing conservatory and replacement with rear extension. Alteration to front porch and conversion of the garage to a store. Permission **granted**.
- iv) 18/01611/TPO 9 Millfield Close, Lower Quinton: lift crown of walnut tree. Permission **granted**.
- v) 18/01570/FUL Radbrook Manor, Preston-on-Stour: proposed alterations and extensions to pool house. Permission **granted**.

21 **Reports from Council members on outside bodies:**

There were no reports to be made.

22 **To receive receipts and payments records for the quarter:**

The Council received the receipts and payments records previously circulated and agreed them as an accurate record.

23 **To receive any correspondence:**

- i) Notification of appeal in progress re planning application NACAD 8 re SHA 19901.
- ii) Notification of amendment to Stratford District Council's planning policy.

24 **Councillors' reports and items for future agenda.**

CCTV maintenance package; play area inspection; Hi Vis jackets for children of Quinton Primary School.

25 **Accounts for payment and finance matters:**

The following payments were noted and approved:

- i) Clerk's salary - £**
- ii) Stratford District Council (bin emptying) - £131.09
- iii) Thomas Fox (grass cutting) - £1488.34
- iv) HMRC (income tax) - £**
- v) Digital Image Bureau (website hosting) - £144.00
- vi) BT (broadband) - £43.68
- vii) J Barton (Neighbourhood Plan expenses) - £125.50
- viii) R Spooner (notice board cost) - £238.80
- ix) St. Swithin's Church (NP delivery) - £100.00
- x) Village Hall (hire of hall NP) - £36.00
- xi) Stratford District Council (bin emptying) - £131.09
- xii) Playdale (playground inspection) - £234.00
- xiii) R Spooner (batteries for laser device) - £6.80
- xiv) R Spooner (printing costs NP) - £6.75
- xv) Tree surgery (Millfield Close) - £290.00

The Chairman and Vice Chairman signed the supporting documentation.

The next meeting would take place on Tuesday 23rd October at 7.30 pm.

The meeting closed at 9.35 pm.

Appendix A

SHLAA response:

The following responses to the land parcels identified in the Draft Strategic Housing Land Availability Assessment document are made as a result of residents' views, expressed in the recently completed Neighbourhood Plan survey. 80% of respondents do not want any further housing development in the land adjacent to the existing Build Up Area Boundary (BUAB) of Upper and Lower Quinton. The same percentage of respondents is strongly resistant to any development which would further encroach on the rural character of the parish, marring the views of open countryside which borders on an Area of Outstanding Natural Beauty.

Of the 20 parcels of land identified, all but 5 are designated Code Red. We would agree with this designation as it reflects residents' views.

Land Parcels Q3, Q8, Q9a, Q22 and Q23:

These five parcels are all farm lands owned by Magdalen College. The farms are viable commercial concerns and their presence is viewed by residents as being essential to the rural nature of the parish. Further housing development on any of these sites would impact on the commercial viability of these farms and be incompatible with proposals coming forward in the Quinton Neighbourhood Plan. We therefore disagree with the assessment that these parcels of land should be classified as Code Amber. We regard Code **Red** as a more appropriate classification.

With regards to land parcels **Q22 and Q23**, we note that these are classified as Code Green in terms of settlement form and settlement character. We do not consider that development of these sites would make an important contribution to the character of the settlement. Nor do we consider that they are capable of being integrated into the existing built form. For these reasons we regard Code **Red** as being a more fitting designation.

We note that the Quinton Land Parcels Assessment does not include a proposed development on 55 houses on the brownfield site near Airfield House. In the event of a reserve site being needed, our surveys indicate that this site is the one most likely to meet with residents' approval as it would neither extend the Build Up Area Boundary around Lower and Upper Quinton, nor impact on the rural nature of both villages.

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