

MINUTES OF AN ORDINARY MEETING OF QUINTON PARISH COUNCIL HELD IN THE VILLAGE HALL, THE CLOSE ON WEDNESDAY 21 JANUARY 2015 AT 7.30PM

PRESENT: MR.D.WHITE (CHAIRMAN), MRS C BARTON, MR T BATCHELOR, MR P MAUNDRILL, MR P MILLIKEN, COUNCILLOR MRS I SECCOMBE, AND FOUR MEMBERS OF THE PUBLIC.

1. Apologies for absence

Apologies had been received from MRS S BRANSTON and District Councillor BRAIN

2. Declarations of interests.

Members were reminded that, unless they have been granted a dispensation, if they have a Disclosable Pecuniary Interest in any matter as defined by Regulations made by the Secretary of State where the interest is theirs, their spouse's or civil partner's, or is an interest of somebody with whom they are living as a husband or wife or as if they were civil partners, they may not participate in any discussion of or vote on the matter and must also leave the room for the duration of the matter. They must also disclose the interest if it has not yet been entered on the Authority's register unless it is a sensitive interest.

No interests were declared and no dispensations sought.

3. Acceptance of the minutes of the previous meeting of 20 November 2014

The minutes had been circulated by the Clerk and were accepted by those present as a true record of what had taken place. The CHAIRMAN signed the minutes book.

4. Any matters from the Public present at the meeting including any items on the agenda

The CHAIRMAN invited Mr. R Sheppard, who had attended the meeting, to address the Parish Council. Mr. Sheppard enquired as to whether the Parish Council were aware of any planning applications being submitted in respect of Vicarage Farm as he had noticed some recent activity in the area which suggested that an application might be imminent. The CHAIRMAN advised that to date no such application had been received

The CHAIRMAN also invited Mr. & Mrs Humphreys, who had attended the meeting, to speak on any item of the agenda. Mr. Humphreys said that he and his wife were concerned to understand the Parish Council's position on the revised planning application 14/01449/OUT submitted in respect of land at the corner of Main Road and Goose Lane, Lower Quinton. The CHAIRMAN advised that this was a matter for determination later in the meeting, at which point the Parish Council would come to a view as to its position on the application

5. In view of the fact that County Councillor Mrs SECCOMBE needed to leave the meeting to attend a prior appointment, the CHAIRMAN brought forward agenda item 7 and invited her to brief the Parish Council on any items of note

County Councillor SECCOMBE updated the Parish Council on the review that was currently underway in relation to the County Council's 4 year budget that was set in 2014 and advised that, other than some areas of social care, departmental spending was largely within budget. She also reported that significant work had been undertaken

in respect of the three hospitals in South Warwickshire to avoid any need for special measures over the last few months

In the absence of District Councillor BRAIN, the CHAIRMAN briefed the Parish Council on the email received from Councillor BRAIN with regard to the key issues which he had hoped to raise. Councillor BRAIN advised that he fully supported Quinton residents in their opposition to the proposed developments at Edmonds Close and the corner of Main Road and Goose Lane.

District Councillor BRAIN had also noted that Quinton's application for the designation of a Neighbourhood Area had been approved at the Cabinet Meeting on 19 January 2015 and now needed to gather pace to provide a framework for future development decisions.

6. The CHAIRMAN returned to the published agenda to consider Matters Arising from the minutes of the previous meetings:

(a) Maintenance of trees and hedgerows

Mr. BATCHELOR advised that the overhanging branch on the tree within the Village Hall playing fields had now been removed

(b) Pavement Repairs in the Close

The PARISH CLERK advised that the need for further repairs had now been reported to Jeff Morris at Warwickshire County Council who had undertaken to visit the site

(c) Back Lane traffic and resurfacing

The PARISH CLERK reported that she had circulated the revised estimates for this work to Parish Councillors by email and, in the absence of any further queries, the CHAIRMAN had agreed that this work should proceed. The Traffic and Road Safety Team at Warwickshire County Council were therefore proceeding with the installation of signage at both ends of Back Lane.

(d) Lower Quinton Village Green and Main Road kerbstones

The PARISH CLERK advised that the need for replacement kerbstones had also been reported to Jeff Morris at Warwickshire County Council who had indicated that he would undertake further repairs

(e) Meon Vale developments

There were no recent developments to report in respect of this development but it was noted that the reserved matters in the planning consent would need to be carefully monitored as the site was developed

(f) Fordway play area

There was nothing to report in respect of this item

(g) Village Hall playing field area

The PARISH CLERK advised that she had contacted the Streetscene team at SDC to request that they commence refuse collections from the additional bins that had been installed on site but had been advised that this would incur an annual charge of £100 per bin. There was some discussion as to how the bins were currently being emptied and Mr. MILLIKEN agreed to monitor the situation in Mrs BARTON'S absence and report

back to the next meeting

(h) Flood Defence Report.

Mr. BATCHELOR advised that he was still experiencing difficulty in establishing the ownership of the retaining wall which was leaning over the drainage ditch adjacent to the Village Hall. County Councillor SECCOMBE suggested that the Parish Council contact Jeff Morris at Warwickshire County Council who would be able to advise on the matter.

RESOLVED THAT:

The PARISH CLERK will contact Jeff Morris at Warwickshire County Council to identify the owner of the land in question

(i) Speed Aware campaign on Main Road

Mr. MILLIKEN reported that, despite his best efforts, he had encountered very little enthusiasm from local residents to volunteer for this role. Some had expressed nervousness whilst others believed that it would make little difference. Mr. MILLIKEN would, however, undertake some temporary repairs on the 30mph sign at the approach to the village in the hope that this might reduce speeds to some extent.

(j) Neighbourhood Plan

The CHAIRMAN confirmed that the designated Neighbourhood Area had now been approved by SDC but added that further work was required to generate interest within the Parish. There was some discussion as to whether the former Chairman of the Neighbourhood Plan Committee, Julian Davies, could be persuaded to resume that role and Mrs BARTON, Mr. MAUNDRILL and Mr. MILLIKEN all indicated a willingness to be involved if this could be achieved. It was agreed that the CHAIRMAN would speak to Mr. Davies to establish whether he would undertake this role

RESOLVED THAT:

The CHAIRMAN will approach Mr. Davies with a view to him assuming the role of Chairman of a new Neighbourhood Plan Committee.

(k) Village Hall report

Mr. BATCHELOR advised that he had now received the minutes of the last Village Hall Committee meeting and that it appeared that there were sufficient funds to buy some new projection equipment for the Hall but that additional financial support may be required to buy the associated sound system

(l) Neighbourhood Watch progress report

There was nothing to report on this item

(m) Kier Homes adoption of POS Millfield Close

The PARISH CLERK advised that the transfer of this land to the Parish Council had now been completed and that the sum of £15,239.20 had now been transferred to the Parish Council for ongoing maintenance.

It was agreed therefore that this item should now be CLOSED

(n) Dog fouling problem

The PARISH CLERK reported that, in the course of investigating the matter of refuse collection, she had learned that SDC would consider requests for the installation of dog waste bins and, after discussion with CHAIRMAN, it had been agreed to pursue this route to establish whether this would prove cheaper than the Parish Council itself undertaking the installation. As a consequence, a request had now been submitted to the Streetscene Team at SDC who would provide the Parish Council with an estimate for installation.

Mrs BARTON observed that the problem had worsened recently and there was some discussion as to the extent to which SDC's Dog Warden might help. The CHAIRMAN asked that Parish Councillors forward him details of any instances where they had witnessed dog fouling so that this could be passed on to the Dog Warden.

(o) Parish Emergency Plan

The PARISH CLERK reported that she was still awaiting a copy of the revised format of the model Parish Emergency Plan which, she had been advised, was to be relaunched in January 2015.

(p) Removal of portakabin on Village playing fields

It was noted that Mr. BATCHELOR had now arranged for the disconnection of services and the removal of the portakabin on this site but this had required the hire of a digger which had increased the overall costs. The site had now been leveled and Mr. BATCHELOR observed that it now required seeding.

It was agreed therefore that this item should now be CLOSED

(q) Additional Village Noticeboard

The CHAIRMAN advised that this had now been delivered and was in the process of being installed

It was agreed therefore that this item should now be CLOSED

7. Any Matters from the Chairman

(a) Receipts and Payments Report to 31 December 2014

The PARISH CLERK briefed Councillors on this report which had been previously circulated, highlighting any projected year end overspends and noting that the sum of £1,700 had now been received from Warwickshire County Council as a contribution towards verges maintenance.

(b) Parish Council Budget and Precept 2015-16

The PARISH CLERK briefed Councillors on the draft budget which had already been circulated and was to form the basis of the Parish Council Precept for 2015-16. The Parish Council formally agreed to adopt the budget as circulated and instructed the PARISH CLERK to submit the precept request to SDC on this basis

RESOLVED THAT:

The PARISH CLERK will complete the Parish Council Precept form and submit this to SDC by the deadline of 31 January 2015

(c) 2015 Election Timetable

This had been previously circulated to Parish Councillors for information and it was noted that the costs which the election process was likely to incur had now been clarified by SDC and included in the Parish Council's budget for 2015-16.

(d) Quinton website

The PARISH CLERK reported that the website provider had advised that a preview site would be available from the end of January.

(e) Grass Cutting Contract

The CHAIRMAN thanked Mr. BATCHELOR for the work that he had undertaken in obtaining estimated costs for employing someone to undertake this work on behalf of the Parish Council. He advised, however, that after a detailed analysis of the costs involved it had been decided that the potential cost savings of this approach were insufficient to outweigh the associated risks. It was therefore agreed that the Parish Council should invite tenders from suitably qualified commercial contractors and, in an effort to reduce costs, to tender the contract for up to 3 years.

RESOLVED THAT:

The PARISH CLERK will place an advertisement in the Stratford Herald inviting tenders for the Parish Council's grass cutting and grounds maintenance contract for a 3 year period.

(f) Playdale contract

It was agreed that the contract for the 2015 playground inspection should be placed with Playdale but that it should be limited to one year. Mr. BATCHELOR advised that if the Parish Council were to pay in advance for the annual playground inspection in May 2015 then he would be able to secure a better price.

RESOLVED THAT:

Mr. BATCHELOR will book the playground inspection for May 2015 and arrange for the Parish Council to be invoiced by Playdale

The CHAIRMAN also raised the matter of the previous requests from the John Cooper Foundation to the Parish Council to nominate a representative to attend the Foundation meetings on behalf of Quinton Parish. It was agreed that Mr. R Spooner who was attendance at the meeting should be formally nominated and the PARISH CLERK was instructed to confirm this to the Foundation's Chair.

RESOLVED THAT:

The PARISH CLERK will formally confirm Mr. Spooner's nomination as a representative of Quinton Parish Council to the John Cooper Foundation

8. To receive or note any new planning applications

Parish Councillors noted the following planning applications submitted since the last Parish Council meeting and the PARISH CLERK reported that the Parish Council had already submitted objections in respect of the Edmonds Close applications - 14/03234/OUT and 14/03236/OUT

- (a) 14/00012/ADJCON Cotswold DC – Meadow View, Stratford Road, Mickleton - Erection of 40 dwellings including open space, access, flood attenuation measures and associated development (Outline application)
- (b) 14/03035/FUL – Upper Clopton Farm, Mickleton - Use of outbuilding as a single, permanent dwelling
- (c) 14/03234/OUT – Land adjacent 15 Edmonds Close, Upper Quinton - Outline application for 3no. dwellings (matters of appearance and landscaping reserved)
- (d) 14/03422/FUL – 51 The Fordway, Lower Quinton - Proposed single storey rear extension
- (e) 14/03178/LBC – Manor Cottage, Upper Quinton - Proposed internal partition and door
- (f) 14/03236/OUT – Land at Edmonds Close, Upper Quinton - Outline application for the erection of 5no. dwellings (matters of appearance and landscaping reserved)
- (g) 14/03337/FUL – Radbrook Farm, Preston on Stour - Erection of agricultural worker's dwelling, cattle building, hardsurfacing, paving and timber fencing.
- (h) 14/03432/FUL – 2 Hill Lane, Upper Quinton - Proposed first floor rear extension
- (i) 14/03203/LBC – Manor Barn, Upper Quinton - Internal and external alterations to dwelling
- (j) 14/02663/FUL- Dinwoodie, Upper Quinton - Two story side extension with canopy porch to the front
- (k) 14/01449/OUT - Land At The Corner Of Main Road And, Goose Lane, Lower Quinton - Outline application (all matters reserved except access) for the erection of up to 44 dwellings, public open space, associated infrastructure with new access ways from Goose Lane.
- (l) 14/03132/FUL - The Stores , Goose Lane, Lower Quinton - Change of use from retail shop (Use Class A1) to hot food takeaway (Use Class A5) with installation of rear extraction flue and cladding to rear.
- (m) 14/03522/FUL- Cotswold End, 30 Upper Quinton - Demolition of existing dwelling and garage. Construction of replacement dwelling and garage together with associated works.

Because of the level of interest in application 14/01449/OUT - Land At The Corner Of Main Road And, Goose Lane, Lower Quinton – already expressed by members of the public in attendance the CHAIRMAN invited representations by Mr. and Mrs Humphreys before the Parish Council discussed its response to the amended application

Mr. Humphreys expressed concerns that the revised application would significantly erode the boundary between the villages of Upper and Lower Quinton and added that, in view of the significant new housing developments in the locality, a development of the scale in the heart of the village was entirely unnecessary and inappropriate.

Mrs Humphreys echoed these concerns and went on to say that the proposed development was unsustainable in terms of the pressures which it would place on the local transport infrastructure, schools and medical facilities.

The CHAIRMAN invited views from Parish Councillors and after further discussion it was agreed that the Parish Council should continue to object to the revised proposal on the basis that its initial concerns in respect of this site had not been addressed within the amended application

RESOLVED THAT:

Quinton Parish Council will formally object to revised planning application 14/01449/OUT

The CHAIRMAN returned to the list of planning applications received since the last meeting and there was further discussion regarding 14/03132/FUL in respect of the proposed change of use of The Stores , Goose Lane, Lower Quinton from a retail shop to a hot food takeaway. Parish Councillors did not object in principle to the change of use but requested further information on the proposed opening hours before making a decision. It was agreed that the PARISH CLERK would contact SDC to request this information and then circulate this to Councillors to allow them to reach a decision by email before the deadline for submissions of 2 February 2015

RESOLVED THAT:

The PARISH CLERK will establish the proposed opening hours of the takeaway and circulate to Parish Councillors so that a decision can be reached before 2 February 2015

9. To receive any results of planning applications

The Parish Council noted the following planning decisions which had been notified since its last meeting:

(a) 14/02107/VARY – Quinton House Nursing Home, Lower Quinton – Vary number of beds from 30 to 35 and vary vehicular access width from 5.5m to 5m

PERMISSION GRANTED SUBJECT TO CONDITIONS 9 December 2014

(b) 14/02664/FUL – Cherry Lodge, Upper Quinton – Demolition of existing building and erection of replacement building of increased size

PERMISSION GRANTED SUBJECT TO CONDITIONS 23 December 2014

10. To receive any correspondence

(a) Letter from WALC inviting nominations for Royal Garden Party 28 May 2015

It was agreed that, as an outgoing Parish Council Member, Mr. BATCHELOR should be nominated for attendance at the Royal Garden Party

(b) Letter from Stratford upon Avon Citizens Advice Bureau

This was deferred for further consideration

(c) Letter from St Swithin's Church 23 December 2014

The PARISH CLERK advised that the Global Gathering grant cheque to the value of £500 for St Swithin's News had been paid to the Parish Council in error and this letter was simply requesting that the monies were now transferred to St Swithin's Church. This was agreed and a cheque for this amount was duly authorised

(d) Email from Graham & Denise Wheeler

The PARISH CLERK advised that Mr. & Mrs Wheeler had emailed her to request that the 30mph sign at the entrance to the residential section of Back Lane from Main Road be replaced as it appeared to have been removed. This had been passed to Warwickshire County Council for action

Mr. & Mrs Wheeler had also raised concerns that, whilst "Not Suitable for Heavy Goods Vehicles" signage was to be placed on two entrance points to Back Lane, the third access point at the intersection of Main Road and the residential section of Back Lane

had been omitted. Parish Councillors discussed this query but concluded that the signage would deter traffic entering Back Lane from the two main access points – Main Road and the B4632 – and further signage was not therefore required on this section of Back Lane which was already an established bus route.

11. Accounts for Payment and Finance Matters

The Parish Council noted that the following payments had been made since its meeting of 20 November 2014

- (a) Clerk's salary October & November - £***(BACS)
- (b) Payment to HMRC for tax on clerk's salary - £*** (BACS)
- (c) D White, Chairman – Expenses incurred £43.40
- (d) Thos Fox Landscaping
 - Playing Fields, Greens & Verges (17525 less credit note 329) - £966.00
 - Fordway plus shrubs, weeding & herbicide (16957) - £510.00
 - Millfield (16976) - £108.00
 - Fordway (17171) - £168.00
 - Millfield (17244) - £72.00
 - Playing Fields, Greens & Verges (17239) - £1,428.00
- (d) Quinton Village Hall – September meeting - £30.00
- (e) Thos Fox Landscaping
 - Playing Fields, Greens & Verges (17384) - £1,428.00
 - Fordway (17465) - £210.00
 - Millfield (17565) - £72.00
- (f) Trevor Batchelor, Councillor- materials and labour charges (as invoiced) -£280.00
- (g) WALC – Playground Inspection Course fees - £30.00
- (h) Quinton Village Hall – October Meeting - £24.00

12. Meeting dates 2015:

It was noted that Parish Council meetings in 2015 would take place at 7.30pm on the following dates and would now take place in the smaller hall.

Wednesday 18 March
Wednesday 20 May
Wednesday 22 July
Wednesday 16 September
Wednesday 18 November

The CHAIRMAN closed the meeting at 8.45pm