

WELLESBOURNE & WALTON PARISH COUNCIL

Minutes for a meeting of the Council on Tuesday 5th July 2022 at 7.15 pm at the Methodist Hall, Bridge Street, Wellesbourne

Present: Chairman: Cllr Mrs Prior Councillors: Cllr Barton, Blake, Mrs Bolton, Howes, Keogh-Bywater, Shepherd Clerk: Mrs Scriven
County/District Cllrs: 2 Members of public: 6

1. **Welcome and announcements** - none
2. **Apologies received** – Cllrs Cannon, Kendall
3. **Declarations of Interest** –
Cllr Shepherd, non registerable interest in item 10.1.3 as a neighbour and 13.6.1 Barclays Bank as connections with bank.
Cllr Keogh-Bywater, non registerable interest in allotments as a plot holder
4. **Confirmation of the order of the agenda** - agreed
5. **Identification of any items that might be resolved for confidential session** - none
6. **Confirmation of the minutes of the Council meeting on 7th June 2022** - agreed
7. **Matters arising from the minutes not included in the agenda** -
 - 7.1 Potholes at Walton feedback – some had now been repaired but the main lane remained with some cavernous holes.
 - 7.2 Waste Management Site (opening hours request for data) – Cllrs were disappointed with the response from WCC which missed the salient points whilst addressing issues not raised.

Action: Write to WCC saying not the PC's experience and asking for statistics from post codes when booking. Also requesting slots for over 60s or those without the ability to pre book to be provided.	By: Clerk
Action: County Cllr to take up this directly with WCC as not her experience across other parishes	By: Cllr O'Donnell

8. **Open session for members of the public to raise any matters of relevance to the Parish**

Mr Cowcher, Sunderland Place, the trees by Miller Homes site were all dead, also a cherry on Anson Drive and one tree on Hammerton Way were also dead.

Mr Manning, Mountford Close, raised concern about the inclusion of the allotments in the site allocations plan and asked the PC if they could amend the NHD Plan to include the information originally included but removed by the Inspector. The Chairman advised this had been explored at the time and SDC had advised that amendments were not possible without reproducing the whole plan and the Inspector felt this was covered by the National Planning Policy Framework (NPPF) so was unnecessary.

Mr Hargis, Chapel Street, said he had recently encountered several tree surgeons carrying out work in the conservation area where there had been no planning permissions for the works submitted. Reactions when challenged ranged from abusive language to apologetic denial of the need to get permissions. He asked the Council if they might repeat the leaflet drop of the previous leaflet about living in the conservation area and offered to assist with the delivery.

Mr Nwangwa, Kineton Road, asked if the land behind Kineton Road was to be considered for building?

The Chairman confirmed that the PC had to identify some plots of land for development within the NHD Plan or it would have been rejected immediately. The land selected had to be within the South or East of the village and walkable into the village centre.

9. **District & County Council matters**

9.1 Cllr Kendall – not in attendance

9.2 Cllr Parry report – noted. She confirmed she would be meeting with Jeremy Wright and the Allotment Association on Friday and would be doing all she could to ensure that the site was excluded from the Site Allocations Plan. She had asked the Head of Development from the Policy Team to visit the allotments to see the quality of the site. It was noted that the Solar Farm application would be discussed at the Area Planning meeting on 20th July, WCC had made no objection despite the number of fatalities on Newbold Road in the past. Electric charge point community funding grants would shortly be available, SDC being a rural district would mean that exceptions would need to be considered for rural locations.

9.3 Cllr O'Donnell report – noted. Cllr Bolton asked if temporary works traffic lights were monitored at all as many times lights were still in operation when no works were taking place, such as weekends. It was noted that diversion or works signs were often left on site for months after works had completed.

Action: Follow up with WCC about traffic light management and removal of works signs	By: Cllr O'Donnell
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10. **Planning**

10.1 **Applications**

1.

22/00668/FUL	Lean-To on rear of property		
At	35 Horseshoe Crescent, Wellesbourne	For	Mr Alan Endersbee
Planning Officer	Catherine Gibbons	Date	7 th July 2022

No objection

2.

22/01556/FUL	Erection of 1 no. dwelling house and associated development		
At	Land adjacent to 21 – 22 Granville Road, Wellesbourne	For	Mr Adam Sliwinski Orbit Group
Planning Officer	Stuart McIver	Date	8 th July 2022

This land is being used for free market housing not social housing (was previously council owned land) the build line is forward of the existing properties, the build is out of character of the exiting properties (much larger than any existing build) thus altering the

streetscene, compromises some of the maisonette amenities space, no sustainability with items such as solar panels and the property will have a double garage which is totally different to the rest of the street.

3.

22/01695/TPO	T1 – Robina Fell		
At	Beaufort House, 7 Charlecote Fields, Wellesbourne	For	Mrs Kilgannon
Planning Officer	Ruth Rose	Date	8 th July 2022

Objection. The Council would ask that a full review be carried out by Ruth Rose Tree Officer to see if there is an alternative to felling the tree at this time.

4.

22/01726/FUL	2 Storey rear extension single storey side extension alterations to entrance canopy including site works		
At	7 Waterloo Close, Wellesbourne	For	Mr Martin Snape
Planning Officer	Sian Maher	Date	14 th July 2022

No objection. The Council considered objection from the neighbouring property but could see no sustainable reason to object. The land is a long piece of land and the extension is not excessive. Traders must be permitted to attend site but start times for deliveries and works must take into account this is a residential cul-de-sac.

5.

22/01802/FUL	Erection of a detached garage with extension to driveway		
At	The Old Vicarage, Church Street Wellesbourne	For	Mr Richard Olafsson
Planning Officer	Catherine Gibbons	Date	18 th July 2022

No objection

6.

22/01789/FUL	Replace windows, doors and install solar panels to roof. Install Air Flow pump		
At	3 Talbot Court, Wellesbourne	For	Mr Stuart Morse
Planning Officer	Sarah Leach	Date	19 th July 2022

No objection

10.2 Site Allocations Plan (SAP) consultation discussion and response – Cllrs discussed the document and delegated the response to Cllr Mrs Prior assisted by the Clerk. Cllrs noted the role of Wellesbourne as a main rural centre had never been assisted by SDC to achieve improved community facilities. The assertion that Wellesbourne should “aim to have an inclusive and accessible transport system” was unattainable given that yet another bus service to Leamington Spa was to be axed at the end of the month due to lack of funding. It was also noted that the bus service to the Grange estate was funded by Section 106 funding, which would stop the service once the funding expired. Cllrs were very concerned to see the allotments included in the SAP and would be making strong objection to this inclusion. Cllr O’Donnell left the meeting prior to the discussions.

10.3 Date of next planning meetings: 6th, 20th July 2022

11.

Recommendation to accept the amended Standing Orders	Prop Cllr AP 2 nd Cllr RB Carried
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12 Rural Market Towns Group Membership Correspondence – The PC had been offered free membership of this group until October. Cllrs had been provided with the introduction brochure, more information would follow.

13. Finance Committee

13.1 Committee Chairman’s update – no meeting had taken place so no update available.

13.2 Record of payments made as per the attached list - noted

13.3 Record of staff salary payments made as per the attached list - noted

13.4 Management reports & Management commentary (June) - noted

13.5 Financial Regulations

13.5.1

Recommendation from the Finance Committee to add the Development Fund and Sinking Fund with description to Financial Regulations	To be brought to August Full Council
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Cllr Shepherd left the meeting.

13.6 *Bank Account Review

13.6.1

Recommendation to leave Barclays Bank	Prop Cllr RB, 2 nd Cllr DB carried
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Cllr Shepherd returned to the meeting.

13.6.2 The Clerk said the recommendation should not be made by the Clerk but rather the RFO who favoured Unity Trust.

Cllrs considered the two banks and agreed that Unity Trust was suitable for the needs of the PC and were Government backed.

Recommendation from the Finance Committee to move banks to Unity Trust Bank Bank	Prop Cllr AS 2 nd Cllr MKB carried Cllr DB objected
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It was noted the Bank signatories were Cllrs Mrs Prior, Mrs Bolton, Barton and Shepherd.

13.6.3

Recommendation from the Finance Committee that WWPC invest in short term low risk investment of the Commuted sums from Persimmon land when received and other surplus funds	Prop Cllr RB, 2 nd Cllr AP carried
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13.7 Date of next meeting: To be arranged

14. Highways, Environment & Emergency Committee – Cllr AB

14.1 Committee Chairman's update – No meeting had taken place so no update

14.2 Warwickshire County Council consultation on cycling and walking – discussion, views and response – Cllrs discussed the lack of suitable or delegated walking routes and lack of cycle routes in and out of the village. The lack of a safer route to schools and safe walking routes for the elderly or infirm were of concern to the Council and the lack of pedestrian crossings added to the danger for residents. Cllrs delegated Cllr Prior to respond on behalf of the Council.

14.3

Recommendation to purchase an email address for the Sustainable Wellesbourne Group (Environment) a working group of the Council at a cost of £36.00	Prop Cllr AP, 2 nd Cllr AS carried
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14.4 Date of next meeting: 19th July 2022

15. Community Facilities Committee – Cllr AP

15.1 Committee meeting Chairman's report - noted

15.2 Amendments noted 3.1 bring in line with the Financial Regulations the limit of spending and amend missing bracket at 2.7

Recommendation from the Community Facilities Committee to accept the amended Terms of Reference (TORs)	Prop Cllr AP, 2 nd Cllr AB carried
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15.3 Newbold Road land planning application update – now submitted and awaiting notification from SDC.

15.4 SDC Community Infrastructure bid application update - Submitted but SDC had not communicated it had been received so Cllr Prior requested confirmation of submission, subsequently provided.

15.5 Green open spaces update – Cllr Prior had met with Persimmon and the Council's ground contractors and agreed the trees which needed replacement, to be completed in the autumn. The legal documents for the finalisation of the land transfers were still with the solicitors but expected to complete shortly for Mountford Place and the smaller piece of land on the Grange. The larger piece of land at the Grange would not complete until later in the year.

15.6 Benchmarking document – Managing expectations and views – It was noted that public toilets were the main item residents desired, it was noted this might be possible in the future. Noticeboards would be considered for the Grange, but it was noted that permissions would be required for Ettington Park due to the land not being in control of WWPC, and no budget had been allocated for the Miller Homes site for the current year. Cllr Howes requested a bench to be sited between Ettington Lodge and the Co-op as residents from the Lodge were finding it a long walk without a resting place. It was noted there was no budget for this but WWPC would approach Orbit to see if they would be willing to fund a bench.

Action: Contact Heart of England Orbit and ask if they would be willing to fund a bench and installation	By:Office
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15.7 Date of next meeting 23rd August 2022

16. Office & Staffing Committee

16.1 New staff member – a new Assistant Clerk/Admin Assistant had been appointed, Mr Kevin (Kev) Brown a local resident.

16.2 New website (progress) update – The new website had now gone live and Cllrs were pleased with the new look site. It was noted that the date format used was necessary in order to comply with accessibility software compatibility.

16.3 Quotes for carpet replacement – The Clerk advised Cllrs this should be carried out at the end of the lease period when the item could be properly budgeted for. Item withdrawn.

16.3.1

Recommendation to accept the quotes for replacement carpeting and cushion flooring for the office	Withdrawn
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16.4 Date of next meeting: 12th July 2022

17. Governance Review

17.1

Recommendation to request a Governance Review from Stratford District Council Action: Contact SDC formally requesting a Governance Review	Prop Cllr AP, 2 nd Cllr RB carried By: Cllr AP
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18. Representation on Other Bodies

18.1 Wellesbourne & Walton News Steering Group update– Cllr AB had not attended a meeting so no update available

19. Coventry & Warwickshire Clinical Commissioning Group – Gaydon Lighthorne Heath Development Options Appraisal/Feasibility Study - Correspondence in response to Clerk's letter - noted

20. Wellesbourne & Walton News – (August) Dog Close open day feedback, Conservation Area/planning (Hyperlink to SDC)

21. Cllrs & Clerk exchange of information

Cllr Keogh-Bywater asked if the vegetation on Walton Road could be cut back.

Cllr Dipple said that the lowered lighting on the industrial buildings had made a real difference to the dark skies at Walton.

Cllr Mrs Prior advised of a new Prosperity Fund being distributed to County and District Councils who would be looking to parishes to see what improvements they required. Two areas of funding availability were green public open spaces and sports facilities. Cllrs agreed that WWPC should submit a bid. Cllr Mrs Prior offered to prepare a bid with the assistance of another Cllr. The Chairman had received an email from MP Jeremy Wright thanking WWPC for their letter of congratulations on his Knighthood.

22. Dates of next meetings

12 th July 2022	Office & Staffing
19 th July 2022	HEE
2 nd August 2022	Full Council
23 August 2022	Community Facilities

There being no further business to discuss, the meeting closed at 9.50pm

Chairman.....Cllr Mrs Prior.....

Signed.....

Date.....

(Completed 8.7.22)