

Pebworth Parish Council

Minutes of the Ordinary Meeting of the Parish Council

Held at the Pebworth Village Hall at 7.00 pm on Monday 4th August 2014.

Present: Cllrs. John Hyde (Chairman), David Cranage Pam Veal, David Lees, Albert Jeffrey, June Haycock & Simon Shiers.

In attendance: John Stedman (Clerk) and six members of the Public.

74. Apologies None:

Note: Cllr Simon Shiers arrived late and Cllr Alistair Adams was unavailable.

75. Disclosures of Interests:

- a) Members were reminded of the need to keep their register of interests updated.
- b) To declare any Disclosable Pecuniary Interest in Items on the agenda and their nature.
- c) To declare any Other Disclosable Interests in items on the agenda and their nature.

Disclosable Pecuniary Interests – None declared

Other Disclosable Interests – None declared.

76. Dispensations: Council considered two applications for a dispensation as prescribed under the Council's adopted Code of Conduct 2012 and by virtue of Article 2 of the 2012 Regulations which came into force on 7 June 2012.

- a) Council unanimously agreed a dispensation for Cllr John Hyde for all Lengthsman works.
- b) Council unanimously agreed a dispensation for Cllr David Cranage for watercourse maintenance in the vicinity of Friday Street and Chapel Road.

Chairman Moved: The meeting be now adjourned for Open Forum.

Open Forum:

Questions were asked regarding a planning application to convert farm building into residential dwellings in Priory Lane. The Chairman confirmed that such application were lodged under the new 2012 planning regulation and the Parish Council are not consultee's as the regulation deem the application granted without local consultation.

A parishioner informed the council that "A social house allocation of a 2 bed bungalow on the Cala development has been allocated to a non-parishioner with no local connection when it is known a parishioner living in the parish is in the Gold group and should have had the allocation."

The Chairman informed the parishioner that the Parish Council has no control or influence over the allocation process and the matter had been passed to the District Council ward member Cllr Alistair Adams. We have received confirmation from the housing officer that the allocation did conform to the section 106 allocation agreement as the new occupier has a relative in the parish.

It was reported that grey water is emanating from the garden of Norton Hall and running onto School Road. The Chairman said he will investigate this and report as appropriate.

The Village Hall Chairman gave a very detailed outline of the Village Hall re-development scheme and made a request to the council to financially support the scheme with the New Homes Bonus fund.

County & District Ward Member Cllr. Alistair Adams's was not in attendance

The Chairman closed the adjournment and reconvened the meeting at 7:40

77. Minutes: The Council agreed the wording of the minutes of the July meeting and the Chairman signed them as a true record.

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78. The Clerk's Progress Reports.

- a) Confirmation of a letter of apology sent to Mr Terry regarding the publication of the minute's appendices in The Parish Magazine. The outcome to be reported later in the meeting.
- b) Large Willow tree on the corner of School Street and Chapel Road reported to Rooftop as the tree has died. No response received to date
- c) Confirmation of a letter regarding the approval of the Codex appeal sent to the Secretary of State Mr Eric Pickles MP.
- d) Confirmation of correspondence with Cala Homes regarding street lighting in Wesley Gardens. Cala confirmed they would resolve the matter with the residents.
- e) Correspondence with Cala Homes regarding late night site working, Cala had taken action to inform their sub-contractors and site operatives.

79. Planning Application to Consider:

- a) **W/14/01357/CU:** Mr T Longford, Farnold House, New Buildings Farm, Priory Lane. Proposed change of use of existing mixed agriculture and domestic building to holiday let accommodation. The Council has no objection or comment on the application.
- b) **W/14/01474/AC:** Land off, Long Marston Road, Pebworth.
Proposal: New Agricultural Field Access.
Council agreed to make the following comments on the application: -
 - i) No overnight parking to be permitted on the hard standing
 - ii) Question the need for the hard standing.
 - iii) Question the adequacy of the width of the new access for agriculture use.

80. Planning matters and decisions

- a) **W/14/01123/PP:** Mr Sharp, Pipers Green, Back Lane, Pebworth. Proposed part demolition of existing dwelling and erection of new 2 storey domestic extension together with associated alterations and works. **Granted** with six conditions.
- b) Questions were put to council regarding the alleged permanent occupation of the ancillary building on the site of Charnwood in Back Lane – It was agreed to refer the matter to the planning enforcement officer.
- c) Members noted the WDC document, New Permitted development rights as circulated by the Clerk.

81. Finance:

- a) Council approved the Clerk's schedule of Payments, Receipts and Balances.
- b) Council agreed a request from the Village Hall for a £50 donation, or to cover all reasonable costs, to support a single one day NHS clinic in the village.

82. Housing:

- a) **Social Housing Allocation:** Council debated the local concerns over social housing allocation conflict with sec 106 agreement on the Cala Homes sites. It was considered beyond the councils powers to control or influence the social housing allocation of the Cala sites but a request will be made to the District Council and Housing Association to be consultee's on the social housing allocation for the Codex site at Simms metals.
- b) **Social Housing Types:** Full consideration will be given to the detailed plans for the Codex site to ensure a request is made for single occupancy dwellings in the social housing scheme.

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- c) **New Residents Welcome Event:** The Village Hall committee have arranged the event for Saturday 27th September at 5.00 pm. Leaflets will be distributed to all new residents and new dwellings. It was agreed that a Parish Council representation would be at the event and the Chairman offered to attend on behalf of the council. The Clerk will prepare a suitable Parish Council information flyer for distribution.

Note: Cllr Simon Shiers arrived at this point at 8.10pm

83. Honeybourne Road Street Signage:

A letter from the WDC solicitor Meesha Patel informed the council that the criteria for the appellant's withdrawal of objection has now been met and she had sent a letter requesting the appellants to withdraw their objection allowing the name changing process to proceed without the magistrate's court intervention. The letter was circulated to members and its content noted. Further information on the procedural progress will be requested for the September meeting.

84. Highway Matters:

- a) New highway matters to be reported. –
- i. Dorsington Road potholes and poor surface
 - ii. Overgrown hedge onto the carriageway by Railway Bridge on the north side of the road to be reported to Warwickshire County Council.
- a) **Matters reported** to County Council since the last meeting.
- (a) A road gully discharge pipe under the Broad Marston Road footway collapsed creating a hole in the footway. Members reported this is fenced off but not repaired
- b) **Ditch Clearance:** The Chairman reported on the requests and correspondence with WDC regarding ditch clearance on Broad Marston Road. The WDC officer insisted that no action could be taken to enforce the ditch clearance as the ditch and its outfall were not visible. The Lengthsman will expose the outfalls and ditch and a revisit will be requested.
- c) **VAS:** Members requested the Vehicle Activated Sign is placed on the September agenda for consideration of its future reuse in the village.

85. Drainage matters:

The Chairman and Cllr David Cranage carried out a full inspection of the water course from Chapel Road to Friday Street and beyond. Their report recommends the extensive clearance of scrub and brambles for the water course embankments and the clearance of debris from the base of the water course. The main section for this work is the full length of the section adjacent to The Close, all arisings being removed from the site to a legal tip.

Rooftop Housing Association will be asked to contribute to the clearance as part of the embankment is on their land.

The Clerk will request two quotations based on the report's clearance recommendations and bring these to the September meeting for consideration.

A further recommendation in the report suggest the Cala Homes drainage fund is expended over several years to ensure funds are available for future clearance works of the water course adjacent to The Close and other areas.

The council agreed to adopt the report's recommendations and suggestions for local flood alleviation.

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86. Lengthsman/Handyman

- a) To receive the Lengthsman's report on works carried out.
 - i. Digging out the Broad Marston Road ditch culverts which is ongoing.
- b) To consider any new Lengthsman or Handyman matters.
 - i. Digging out the Broad Marston Road ditch and its outfalls
 - ii. Investigate and report on alleged foul water to be emanating from Norton Gardens into the School Street verge and gullies.

87. Public Rights of Way:

Cllr Simon Shiers reported the handrail on the steps of PROW 513B has a broken support post rendering the handrail unsafe. The brick steps lead into the Churchyard and are frequently used and the hand rail is a very necessary safety feature. It was proposed that the Handyman replaces the broken support post and the County Council PROW officer is informed and requested to fund the repair. Clerk to action the repairs.

88. Street Lighting:

- a) **Faulty lights to be reported.** No faults reported
- b) **New Lighting Columns:** E-on confirmed that the installation will start on the 2nd September

89. The Close:

- a) **Inspection:** The Chairman's report: The regular visual inspection of the play equipment found no safety problems with the equipment or the site.
- b) **Over-night Camping:** The Chairman reported on the over-night camping and broken glass on The Close which the Clerk reported to the police for their attention. The Clerk requested the Handyman to clear the broken glass from the grass area for public safety.

90. Parish Projects:

Note: Cllr David Cranage requested that in the public interest the Clerk's minutes incorporate some of the information the council considers when debating the projects as a substantial amount of public money is to be expended.

- a) **Village Hall Funding:** Council considered a report from WDC on potential funding availability from New Homes Bonus (NHB) for supporting the village hall project. The following matters were considered to be relevant and form the crux of the debate.
 - i. The Village Hall Chairman has outlined the re-development scheme and has requested the Parish Council to financially support the scheme and suggests the NHB would be a catalyst fund to enable outside funding applications
 - ii. The Village Hall re-development expenditure is a majority opinion in the village sec 106 spending questionnaire.
 - iii. Other parish projects may need to be considered for funding.
 - iv. The NHB funding could end in May 2015 with a change of government policy.
 - v. A new Parish Council will be elected in May 2015 which might have differing views on the allocation of the fund.

After full consideration the council unanimously agreed a proposal put by Cllr David Lees – that 50% or £9,500 is made available to the Village Hall from the NHB fund.

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- b) Recreation Field:** The Clerk tabled a detailed project cash flow report on sec 106 funding along with information from the WDC officers, Jem Teal and Heather Peachey, which outlined the matters to be considered when applying for sec 106 funds. Some of the matters raised by the WDC officers are:-
- i. The allocation of the Sec 106 funds must conform to the Sec 106 agreements made with the developers.
 - ii. The need to demonstrate the support of the parish for the projects
 - iii. The BMX track is compliant with BSI PAS 35 regulations.
 - iv. The Sec 106 funding will not support the allotment scheme.

Members also debated the feasibility of allotments next to the BMX track and the limited support for the BMX track.

After due consideration of the available information it was agreed that Cllr David Lees and Cllr Pam Veal would collate and illustrate the whole project for consideration at the September meeting. All available information on costs, planning matters, questionnaire analysis and the BSI PAS 35 document was passed to Cllr David Lees to enable the project creation.

- c) Drainage:** Council considered two specifications and quotations for drainage and pitch creation works on the Recreation Field. One quotation from Phil Day Sports and one from Mid-West Landscaping, both quotations will be considered in the project proposals at the September meeting.

- d) Allotment Plans:** Members considered and agreed the proposed layout plans for the allotment site, BMX track and Youth Shelter at the eastern end of the Recreation Field. The Clerk informed the meeting that the WDC planning officer considers planning permission may be required for the allotments and BMX track, in view of this information it was agreed to have a formal pre-planning consultation with WDC planning to ascertain the planning requirements. Clerk to action the application.

91. Recreation Field

- a) Hedge Cutting:** Council agreed the regular hedge cutting contractor will be requested to cut the Recreation Field boundary hedges in late summer.
- b) Memorial Tree Planting:** Council agreed to the proposed siting and circular group layout of the five Betula trees to be planted by Pebworth in Bloom in the northwest corner of the Recreation Field.

92. Cemetery

- a) Boundary Renovation:** Council considered a works specification and quotation for the major renovation of the eastern boundary of the cemetery. It was agreed the renovation works will be undertaken and a second quotation will be sought before awarding the contract. Cllr Pam Veal will make arrangement to receive a further quotation based on the same works specification. The Clerk to issue Cllr Pam Veal with a contract specification and documentation requirement.

- b) Grave Levelling:** Council agreed to carry out the levelling of several sunken graves in the autumn using turf and topsoil. The parish handyman will be offered the work using topsoil sourced from the soil heaps in the cemetery.

93. Allotment Gardens:

Draft rental agreements and shed application forms: Due to time constraints the item will be considered in September.

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94. Pebworth in Bloom:

Cllr. Simon Shiers reported that judging took place in July and the results will be made known in September. The Committee will be presenting certificates to several householders who made a contribution with their frontages for the judging event. He reported that Cala homes had carried out extensive repairs to verge damage in the village but the verge at the top of Front Street remains a problem because of cars parking opposite the bend causing large vehicles to impact the verge. The council agreed to fund signs stating “Do Not Park Here” which need to be placed on the wall of Bank Farm, Cllr Simon Shiers will ask for permission to fix the signs to the wall and report to the next meeting.

Members expressed thanks and highly commended the excellent work carried out by volunteers in the Churchyard and the amenity contractors in the maintenance of the cemetery for the judging day.

95. Matters raised by members: none received.

96. Next Meeting:

It was confirmed the next ordinary meeting of the Council is scheduled for the 1st September at 7.00 in the Village Hall

There being no further business the Chairman closed the meeting at 10:15 pm.

Chairman _____

Date _____