

Marston Sicca Parish Council

DRAFT MINUTES OF SEPTEMBER 16TH 2019 PARISH MEETING

The meeting was held on Monday September 16th at 7.30pm in Long Marston Village Hall. Copies of minutes and reports will be posted on the parish website.

Present: Cllr. Johnsey (Chairman) Cllr. Tempest Cllr. Clarke
Parish Clerk – DM Woodliffe

In attendance: Cllr Barnes plus 10 members of the public

Meeting opened at 7.30pm

1. TO RECEIVE APOLOGIES FOR ABSENCE

1.1 Cllr. Davis, Cllr. Hillier and Cllr. Hodges advised the Clerk they would not be able to attend the meeting. The Council accepted their reasons.

1.2 Cllr. Brain apologised for not being able to attend.

2. DECLARATIONS OF INTEREST

2.1 Cllr. Johnsey declared a non-pecuniary interest in Lagan Homes/Perry Orchard Development.

3. PUBLIC OPEN SESSION FOR AGENDA

3.1 A member of the public queried the play area within the Barley Fields development and what plans were in place to empty the bin in situ. Council confirmed the transfer of open space from Bloor Homes to the Parish Council is imminent and once concluded all issues relating to the site would be tackled.

3.2 Resident raised the clash in timing for the Village Clean up Day which coincided with the village flower and produce show. The council acknowledged the unfortunate overlap and would check for any date conflicts in the coming year.

3.3 A resident from Meon Vale introduced the council to Andrew Goy, Community Minister for Meon Vale and Marston Mead. The council welcomed him.

3.3. Resident from Meon Vale confirmed Cllr. Seccombe had assisted in the implementation of a crossing from Meon Vale to help children in MV access Lower Quinton school and vice versa. Work on the crossing is expected to start October 2019.

3.4. A member of the public welcomed Cllr. Clarke to the Parish Council.

4. COUNCILLOR BARNES

4.1 . Cllr. Barnes raised the topic of reserve sites with additional comments on the frustration of seeing continual development without the appropriate infrastructure being in place. Cllr. Tempest acknowledged the problem of reserve sites confirming that whilst these are reserve sites only (theoretically only being considered if SDC cannot demonstrate a 5-year land supply), the need to respond to the suggested sites were nonetheless necessary.

4.2 Cllr Barnes confirmed charges for parking at Milcote Lane (access to the Greenway) have been scrapped. This may ease the increasing problem of cars parking on Milcote Lane, Station Road and more recently in Wyre Lane.

5. COUNCILLOR BRAIN.

5.1,Cllr. Brain provided a short report on the status of road repairs in the village. Following complaints from residents of Perry Orchard, Cllr. Brain advised that the delays were frustrating, but the work should be completed in October and that he would liaise with WCC in this respect.

6. APPROVE MINUTES FROM PREVIOUS PARISH COUNCIL MEETING.

6.1 Minutes from August 19th were considered to be a true and accurate account of the meeting and were approved.

7. CLERKS REPORT / OUTSTANDING ACTIONS FROM PREVIOUS MEETING

7.1. The clerk reported further on the ecological funds relating to the Lagan Home site and that the monies had been reduced by £20k (leaving £26,774 available for ecological projects in the vicinity of the site). The clerk had again contacted David Cole from WCC who confirmed they were now pressing to receive the funds from Lagan Homes and would be willing to meet with the Parish Council to share ideas once the funds had been received.

7.2 Clerk confirmed progress had been made with regards to providing the allotments for use by Meon Vale residents with more detail given later in the meeting.

8. STATUS REPORT ON DEVELOPMENTS WITHIN LONG MARSTON:

8.1 Lagan Homes – Council confirmed SDC had been contacted for a full update on status following the recent site visit with the enforcement officer. Clerk had prompted Lagan to give response to the various points raised at the time and will chase before next meeting to ensure all agreed items requiring action by Lagan Homes have been actioned.

8.2 Bloor Homes – The council discussed remaining stages in getting final issues concluded; invoice for commuted sums had been raised and transfer forms signed and ready for exchange pending monies received and searches concluded.

9. MEON VALE

9.1 The council discussed a site visit that was made to the allotment site with a contractor who would be able to get the site fit for purpose. Using a rotavator, the contractor estimated the work to cost no more than £500. The council considered the payment of the work may be supported by way of a Parish Council grant. Clerk to get a formal quotation.

10. DEFIBRILLATOR

10.1 Following residents request, the council agreed to reinstate details of defibrillator location back within the newsletter and discussed training. The question of training was also discussed, and it was resolved to organise a training session in the village hall that would combine the defibrillator and general first aid. *Clerk to investigate training programme with suggested dates.*

11. COMMUNITY BUILDING / OPEN SPACE COMMITTEE.

11.1 Following the appointment of Cllr Clarke who would be concentrating on community projects and related tasks, the council confirmed an outline of a specific committee should be drawn up with related objectives. It was agreed to prepare specific details ready for the next Parish Council meeting

12. FINANCE

12.1 The RFO/Clerk provided full monthly accounts which again gave full bank reconciliation along with an income/expense summary. Approved accounts page has been introduced to ensure accounts are signed as true and accurate.

12.2 The RFO confirmed meeting with HSBC has been arranged for October 9th and further meetings are being organised with Barclays and Lloyds with regards to spreading PC funds. It was also confirmed Unity Trust had been contacted but their interest options on community accounts were less favourable.

12.3 ITEMS APPROVED FOR PAYMENT:

DATE	PAYEE	CHEQUE NO	AMOUNT	DETAILS
16/09/2019	WALC	101662	£6.00	Training
16/09/2019	T JOHNSON	101663	£385.00	Newsletter
16/09/2019	THOS. FOX	101664	£653.74	Maintenance
16/09/2019	Clerk	101665	£38.97	HP instant Ink
16/09/2019	Village Hall	101666	£89.00	Hall Hire

12.4 PAYMENTS MADE

30/08/2019	Stratford DC	101661	£100.00	Election fee
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13. RESERVE SITES

13.1 Cllr Tempest gave more details relating to the Reserve Sites and due to the short time available to respond (18th), the matter was not able to be deferred to full council.

13.2 Because we have don't have a Neighbourhood Plan SDC have taken it upon themselves to propose four sites in the village which they deem as likely to be deliverable for development should they not be able to demonstrate a 5-year land supply for housing. Three of the sites have developer involvement which the council felt was the criteria used in selection of sites which are as follows: LMAR.A – 18, LMAR.B – 30, LMAR.C – 9, LMAR.D – 15 giving a total of 72 houses

13.3 LMAR.A(LMAR.02) East of Rumer close and north of Perry Orchard Only the west of this site is proposed for the erection of 18 dwellings, access being from Perry Orchard. Lagan Homes have been attempting to involve the PC in discussions which we feel is inappropriate at this time. **It was resolved to object for the following reasons:** - Long Marston is a category 4 LSV which should have a maximum of 32 homes when, in fact, we have 80, so any additional development would result in a clear conflict with policies CS.15 and CS.16.This would result in an unsustainable form of development in excess of the number of dwellings that LM can sustain in the plan period. It does not have the infrastructure, shops, services or public transport to accommodate this number of dwellings. Site sits outside the village BUAB so does not accord with policy AS.10. LMAR.D to the west of Welford Road was refused planning permission for the same reasons on appeal reference APP/J3720/W/17/3175407 so this site should not be considered as a reserve site.

13.4 LMAR.B (LMAR.08) Glebe Field east of Welford Road, 30 houses. **It was resolved to object for the following reasons:** Long Marston is a category 4 LSV which should have a maximum of 32 homes when, in fact, we have 80, so any additional development would result in a clear conflict with policies CS.15 and CS.16.This would result in an unsustainable form of development in excess of the number of dwellings that LM can sustain in the plan period. It does not have the infrastructure, shops, services or public transport to accommodate this number of dwellings. Site sits outside the village BUAB so does not accord with policy AS.10. The proposed development would result in 'less than substantial' harm to a number of listed buildings which are situated in the vicinity of the site as well as to the rural backdrop and medieval ridge and furrow. This is a highly sensitive location which makes a functional contribution to the character openness of the setting and visual amenity. These were the findings of SDC planning department when refusing application 17/00575/OUT for 12 houses so the proposed 30 would be even more unacceptable. All the reasons for refusal are still valid for this site.

13.5 LMAR.C(LMAR.09) Park House and Paddock on Welford Road for 9 houses
Although this site sits outside the village BUAB it does have a house on it which, in this case, would question the validity of the BUAB. This site has no recent planning history. It is a moribund site with the house falling into dis-repair. Any sympathetic development can only improve the street scene through the village. The council expressed doubt that 9 houses would be possible on this site but more realistically 5 or 6 may be possible. **It was resolved to support this site for the following reasons:** This is a moribund site with a house on it in a state of dis-repair. A sympathetic small- scale development would enhance the house and street scene in accordance with policy CS.9.It is also in keeping with the village linear settlement pattern so should be considered as suitable for a reserve site.

13.6 LMAR.D (LMAR.17) Bloor Homes Phase 3 for 15 bungalows. **It was resolved to object for the following reasons:** Long Marston is a category 4 LSV which should have a maximum of 32 homes when, in fact, we have 80, so any additional development would result in a clear conflict with policies CS.15 and CS.16.This would result in an unsustainable form of development in excess of the number of dwellings that LM can sustain in the plan period. It does not have the infrastructure, shops, services or public transport to accommodate this number of dwellings. Site sits outside the village BUAB so does not accord with policy AS.10.Previous application 16/02206/OUT and Appeal Ref. APP/J3720/W/17/3175407 both refused and reasons given are still valid so this should not be considered as a reserve site.

14. PLANNING MATTERS

19/01685/FUL – 2 College Close, Rear single storey extension. *Permission Granted*
19/01291/REM, Meon Vale, Extension to approved road for Phase 4. *Pending consideration.*

18/01892/OUT, LMA 3100 Additional information requested by SDC will not be available from Cala around October of this year. *Pending consideration*

18/001883/FUL, South Western Relief Road (SWRR). Additional information on impact to the Strategic Road Network requested by Highways England with special reference to the impact on the M40/A46 Junction 15. *Pending consideration*

19/02351/FUL, The Old Rectory, Single storey extension to the kitchen at the rear of the house. *It was resolved the council would confirm no objection*

19/02177/LBC (Listed Building Consent), The Old Rectory, single storey extension to the kitchen at the rear of the house as well as internal and external alterations.

Conservation Team must adhere to legal constraints when assessing alterations/extensions to listed buildings. Council felt the decision should be left to the Conservation team. *It was resolved to issue No representation.*

15. COUNCILLOR REPORTS

15.1 Cllr. Johnsey noted an issue with debris falling from skip hire vehicles transiting the village, it was agreed to note the problem in the newsletter and to write to local skip hire companies to ensure loads are correctly secured. Clerk to action.

15.2 Cllr. Johnsey also discussed maintenance through the village with particular reference to footpaths and the need for landowners to take responsibility for footpaths and stiles that crosses their land. It was agreed the Clerk would write to respective landowners reminding each of their responsibilities and giving a 3-month time frame for any required work to be done.

15.3 Cllr. Hillier submitted an interim report confirming speed calming measures was still work in progress with some debate taking place with Highways regarding street lighting supposedly being required close to any potential build outs.

15.4 Cllr. Hillier confirmed village benches had been ordered.

15.5 It was also confirmed any remedial work to Wyre Lane was awaiting from funds from Severn Trent.

15.6 Cllr. Davis gave a report confirming the results to the Neighbourhood Plan questionnaire would be available for review. The NP committee have organised an open meeting at the village hall on October 13th between 11am and 1pm. The council felt this might be a good time to also include any plans available re traffic calming measures

15.7 Cllr Clarke gave her introductory report on community projects and initiatives. The newsletter was discussed in terms of adding something specific for children (quiz for younger children had been created) along with a regular article on topical subjects.

16. ANY URGENT ITEMS OF BUSINESS

None discussed

17. DATE OF NEXT MEETING

Monday October 21st @ 7.30pm

Meeting closed – 9.02pm

Parish Clerk

Signed.....

Chairman