

# Marston Sicca Parish Council

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## **Draft Minutes of Ordinary Parish Council meeting held Long Marston Village Hall 20<sup>th</sup> January 2025, 7.30pm**

Members Present: Cllr. Ian Johnsey (Chair), Cllr. Bill Tempest, Cllr. Davis, Cllr. Steve Barker, Cllr. Cliff Brown

Clerk: Debbie Woodliffe

District Councillor: Stuart Keighley

Also present: two members of the public

### **1. Apologies**

Cllr. Whittaker and Cllr. Parrott

### **2. Declarations of Interest**

Cllr Barker declared a non- pecuniary interest in Marston Meadow

### **3 Public Open Session**

3.1 A member of the public reminded members of the need to provide blinds to Meon Vale Village Hall. It was confirmed an appointment has been made with the fitter to requote and provide time frame for installation. Members were also asked if a window cleaner could be provided for the hall as the main windows were dirty and smeared. It was resolved to check window cleaner options and costs and organise cleaning within the budget for central assets.

3.2 A resident expressed interest in the Barley Fields play area noting the high costs quoted by the supplier of the surfacing. Members confirmed the matter is on the agenda for discussion.

3.3 A resident mentioned information within the website, members confirmed the site is currently under review.

### **4. Minutes of the previous meeting**

Council members considered Minutes of the meeting held on 16<sup>th</sup> December 2024 to be an accurate account of the meeting. Minutes were subsequently approved and signed. Draft Minutes for meeting held January 9<sup>th</sup> had been circulated and posted and will be considered at the next ordinary parish council meeting.

### **5. District & County Councillor Report**

5.1 No report or communication received from C. Councillor Daren Pemberton

5.2 District Councillor Stuart Keighley sent reports to the parish council prior to the meeting. He briefly discussed the single tier unitary council and some of the wider considerations, along with aspects of the SWLP (South Warwickshire Local Plan).

5.3 Cllr. Keighley had also emailed members about optimum location of rehabilitation beds (35 in total). See: [South Warwickshire Community Hospital Rehabilitation Bed Consultation - Happy Healthy Lives](#)

## **6. Chairman's Comments**

6.1 The Chair highlighted the efforts of the parish council to manage various projects simultaneously, and that it was important to reflect on its achievements. Whilst major tasks were in hand, members had not lost sight of other, smaller issues that require the council's attention.

6.2 A review is being conducted of bins/dog bins in the parish to ensure there is adequate presence in key areas.

6.3 With various planning and changes afoot with County and District Councils including single tier unitary councils, the parish council is keeping abreast of developments and will continue to monitor the situation carefully.

6.4 With various assets either owned or about to be owned by the PC, the year ahead will see the PC looking to knit the diverse community together still further by ensuring it makes fair and transparent decisions, and to use appointed committees to focus on managing the assets with best practice for their use in the community.

## **7. Clerks Report & matters outstanding from previous meeting.**

7.1 Members were asked for approval to pay a Scottish Power electricity bill for the Pavilion Community Centre. All aspects of running the C/Centre had been transferred to the Charity but their preferred electricity provider Octopus, had erroneously cancelled the transfer from SP. To avoid the centre losing power, it was resolved to pay the bill. The PC will then invoice the Charity and ensure the transfer of power to Octopus is actioned.

7.2 Council members had received information from our solicitors regarding the asset transfer in Meon Vale. There remained some questions relating to 25% contribution from Londis and anticipated costs from Preim for managing the central facilities. The clerk confirmed a meeting had been scheduled with St Modwen and Preim (to include matters relating to the sports field) and will have information ready prior to the next PC meeting.

7.3 Macmain and Amstad (suppliers of the bus shelter), confirmed the shelter will be installed first week March. It was resolved to confirm the details to neighbouring parish councils with the request that they may wish to contribute towards the cost as it will serve all residents.

7.4 The Clerk had noted there were some issues with the website, with some items to be changed and a review of the layout. The Parish Council policies and governance notices were correct, but the site is not easy to navigate. The clerk confirmed a meeting had been scheduled for the 23<sup>rd</sup> Jan to review other sites and providers. It was resolved that the clerk would report back with options and costs before the next PC meeting.

7.5 Members considered the notice platform on the greenway with a view of providing information for those using it. This would include historical pictures of Long Marston Station and the railway, map of the area including walkways and directions to local amenities. The Clerk confirmed WCC pathways wanted pictures of the platform and its siting. Clerk to respond to WCC and provide costings.

7.6 Members considered the Newsletter but deferred any resolution until options, costs, editing and method of production has been presented. This would also include content of the publication.

## **8. Asset Management Committee**

8.1 Cllr. Brown (Chair for AMC) recounted discussions held at the AMC meeting held on January 16<sup>th</sup> 2025.

8.1.1 All members confirmed receipt of the latest legal documents pertaining to the transfer of assets. All members agreed and confirmed the need to see the 25% payment obligation

from St Modwen, Londis and Halo, and costings from Preim in order confirm management contract.

8.1.2 AMC members discussed their delegated powers including budgetary requirements to run the assets. The full council have reserves and budgeted expense /income for the assets, but members resolved to defer the request for budgetary control over the assets until a full summary of operational requirements and associated costs had been concluded.

8.1.3 AMC members reviewed the sports field, a potential contractual agreement with Preim (Whitings) and activity on the site. The Clerk was asked to confirm who owns the two containers located on the sport pitch and to detail their contents.

8.1.4 Members resolved to remove the wording 'business hub' from Meon Vale Village Hall and resolved to allow the allocated board room to be used for wider purpose when not occupied as a meeting room.

8.1.5 Full Council had already considered the need to appoint an administrator for the Meon Village Hall, and this was formerly resolved at the AMC meeting. Clerk actioned the contract of employment and advised payroll.

8.1.6 Members discussed Hallmaster and PayPal and the ongoing development of ensuring transparency in bookings and payments.

8.2 Full minutes of AMC meetings are published on the parish council website.

## **9. Marston Meadow**

9.1 Cllr. Barker reiterated the feedback from the recent questionnaire regarding Marston Meadow. Members received a comprehensive review of options for pavilion furniture and resolved to procure:

9.1.1 4 x King Charles park benches to be positioned along the back of the pavilion. Cost capped at £1550.00 Inc. VAT

9.1.2 1 low bench to be positioned along the side of the pavilion. Cost capped at £425

9.1.3 1 Picnic table, wheelchair friendly. Cost capped at £570

9.1.4 Security fittings @ £100

Total £2645 inc. VAT

9.2 Members considered the proposal by Cllr. Barker to accept 30 new trees (free) to be planted alongside existing trees in the Marston Meadow Community Orchard. Members resolved to accept the offer and to erect a plaque.

## **10. Barley Fields Play Area**

Members considered the price options received to repair the edging to the floor surface in the play area. Members considered by cost indications to be expensive and offered no long -term solution. It was resolved to first check with the contractor who worked on the pavilion base to provide a quote vs. turfing up to the pathway. Final decision to be made at next PC meeting.

## **11. Strategic Planning**

11.1 Meon Vale Village Hall has two meeting rooms and with the pending transfer in mind, the Clerk asked members if they would consider using a room one day each week to conduct parish council business. This would enable residents to meet with a councillor to discuss any local issues. Members resolved to appoint a room as a parish council office to be open each Friday morning. Details of timing and occupancy will be considered at the next parish council meeting.

11.2 Members resolved to defer strategic planning until more information is available about unitary councils and possible changes to local boundaries.

## **12. Lease for the Pavilion**

Members resolved to appoint Hall Reynolds to organise a tenancy agreement/lease with the Meon Charity in order to occupy the pavilion once the transfer of ownership to the PC has concluded. It was suggested a 6-year agreement would be provided. Members to confirm whether this will be based on peppercorn rent.

## **13. Finance**

13.1 Members received the January bank reconciliation, noting bank balance/list of reserves and list of payments requiring approval (attached). Members approved payments.

13.2 Members discussed contracts for the new financial year including ground maintenance for LM and for Meon Vale. It was resolved that the Clerk/RFO would co-ordinate with the Chair and to continue to operate a tender process.

13.3 The Clerk/RFO advised members that revised insurance costs has been requested for the assets including the car parks (public liability) and buildings insurance. It is envisaged that the budgeted estimate would cover the likely increase.

## **14. Planning Matters**

13.1 Cllr. Tempest gave a detailed brief on single tier unitary councils and information on E1 (LMA) noted in the SWLP. It was resolved to make the following objection:

*Marston Sicca PC OBJECTS to the development of Long Marston Airfield and adjacent parcels of land to be classified as a new mixed-use settlement, without an upgrading of the B4632 Campden Road Corridor, a relief road around Stratford, an additional river crossing and sustainable travel considerations along an upgraded Greenway into Stratford. Because there are no major designated routes locally and the site is poorly related to the Strategic Road Network of the A46 and the M40 junction 15 at Longbridge it is difficult to see how the site can be considered as sustainable if these highways infrastructure projects are not carried out. It certainly will not attract much by way of employment to the site, or indeed anywhere south of Stratford. The proposed development site is geographically bounded by the Greenway and the B4632 Campden Road and should remain so that Local Service Villages maintain their separate identities.*

*Long Marston Airfield was selected as one of 14 sites in the country for development as a Garden Village by the Government and supported by Homes England. It was also selected as a Strategic Site by SDC in the 2016 Core Strategy. The WCC Evidence Report, 31<sup>st</sup> July 2017 on the SWRR stated at 2.9 on page 5 that the promoters of LMA advised SDC 'that they would be prepared to deliver a relief road as part of an infrastructure package in order to support development at LMA'. In the same evidence report at 3.14 they also stated that 'they had obtained the land assembly to safeguard the identified route of the SWRR. At 3.15 they then stated that they would fund and deliver the identified structure which was confirmed in a Statement of Common Ground. They also demonstrated initial feasibility work on the design and alignment of the route undertaken by AMEC Foster Wheeler.*

*Marston Sicca Parish Council supported outline planning application 18/01892/OUT to build up to 3500 dwellings on the Airfield which is predominately a brownfield site which has been previously developed. This support assumed that this necessary traffic infrastructure would be delivered by either the SWRR or an Eastern Relief Road to join the A439 Warwick Road. The SWRR proposal resulted in thousands of objections, and despite what the promoter stated there appears to be no current source of funding. Increasing the size of the development will only exacerbate this problem*

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*further especially as there will now be traffic accessing/exiting the B4632 from both the west and the east, leading to increased traffic problems.*

*Phase 1 at LMA was supported By Marston Sicca PC for 400 dwellings, again on the assumption that highways infrastructure was carried out as stated at item 9 on page31 of the NPPF. As none of this has happened, we objected to Phases 1A and 1B for a combined total of an additional 500 dwellings which are pending consideration.*

*The site cannot continue to expand as anticipated without the Highways Infrastructure in place, the route of the relief road established and with funding in place. Without this the existing residents of Phase 1 will end up living on a large housing estate in the corner of a dis-used airfield. This is NOT what the current residents bought into.*

### **15. Correspondence**

The correspondence received from Hall Reynolds pertaining to asset transfer and the email communication from Preim was discussed earlier in the meeting.

### **16 Meeting Dates**

February 17th Long Marston Village Hall

Meeting closed 9.55pm

Debbie Woodliffe

Clerk/RFO

January 29<sup>th</sup> 2025

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