



# Minutes

## Extra Meeting of Tysoe Parish Council

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**Held on:** Monday 11 June 2018 at 7.15pm

**Place:** Tysoe Village Hall

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**Present:** Cllr Jacqui Sinclair Chair  
Cllr Colin Locke  
Cllr Graham Collier  
Cllr Beverley Cressman  
Cllr Sue Haines  
Cllr John Tongue  
Cllr Steve Allen

**In attendance:** Kerry Finlayson Parish Clerk  
Cllr John Feilding District Councillor  
Mr Neil Pearce NP Consultant  
(Avon Planning Services Ltd)

**Members of the public:** 14

### 33/18 Apologies

Cllrs **received** and **accepted** apologies from Cllr Littlewood.

### 34/18 Declaration of Interest

Cllr Tongue declared a non-pecuniary interest in the planning application 18/01316/FUL as he knew the applicant.

Cllr Collier declared a non-pecuniary interest as his wife was the Chair of Lower Tysoe Environmental Group and he lived in Lower Tysoe.

### 35/18 Review & endorsement of draft pre-consultation Neighbourhood Plan

The Chair opened with the following statement:

This is a draft document produced by David Roache and his team, the NPD Steering Committee, including members of the Parish Council. They have done an excellent job in the last twelve months to once again get this to the next stage. It is not set in stone and is a working document and will now allow the residents of Tysoe Parish to have their say when the ten-week consultation period starts in the next few weeks.

David Roache presented the draft plan and spoke on the following:

- This was a very different plan from the first one presented 12 months ago as it had generated a large volume of responses
- Policies had been drafted policies to protect landscape, views etc.
- The NPG believed that the level of growth was both sustainable and necessary

- Potential development sites were within the current village boundary and encouraged small infill rather than expansion
- It would be up to the community to decide whether Lower Tysoe was included in the BUAP. It would not be given special status and had been treated in the same way as Upper and Middle Tysoe
- The BUAB would be recognised by planners and there would be a protected strategic gap
- There was disappointment that the NPG hadn't been able to include a dedicated plan for affordable housing within the Utility Trust land which had meant that there was a reliance upon commercial developers to provide affordable housing which was doubtful
- This was a plan for the entire village and it would be impossible to please all, but it was hoped that this satisfied the majority of residents
- Thanked the Parish Council for their continued support of the project

The NPG now asked the Parish Council to endorse the plan to allow the residents of Tysoe Parish to see it which would then start the consultation period of 10 weeks with 3 open meetings to which residents could attend and comment. A draft copy would be delivered to all houses within the parish.

The NP consultant Neil Pearce was invited to address the meeting and he spoke about the following:

- Everyone should be aware that this was a community plan written by voluntary members of the community who had spent hundreds of hours working on this
- It was not uncommon for concerns and this was everybody's right
- The Parish Council had a duty to prepare and publish a plan that was best for the whole community and not individuals
- He urged everyone to remain open minded and not be influenced by small groups of opposition with a vested interest
- Any decision needed to be based on the wider benefits for the whole community
- Following the consultation, decisions would be made based on the level of responses and the plan would then be submitted to SDC. There would then be a further round of public consultations for any amended plan prior to a public referendum
- Without the plan the Parish Council would have very little say over future plans
- The plan focused on other aspects as well as housing
- In his professional opinion the steering group and Parish Council had followed correct procedures and dealt with it all fairly

The Chair confirmed that the Cllrs had seen the correspondence that had been sent by the Clerk that day although this would be dealt with formally at the next meeting.

The floor was opened for questions from the Cllrs and the following points were discussed:

- Feeoffee Farm
  - NPG believed the door was still open for discussion re; use of the land for affordable housing
  - Discussion as to whether this should be named in the plan
  - Still presented the single best chance at development of decent affordable housing within the village

- The objectives of the Utility Trust were in common with the housing policy of the Parish Council
- A letter to the Chair of the Utility Trust would be reviewed/approved at the meeting on 2<sup>nd</sup> July (see further down in the Minutes as this was then changed/amended)
- To include Tysoe Jnr FC on P8 as the Redhorse was their emblem
- The village was defined as three settlements with two BUAP's within that
- Link required for the Housing Needs survey
- Designated local green spaces
  - There had been an objection to the community orchard being classed as LGS
  - It was **agreed** to write to the owner recognising their objection and advising that objections could be raised formally during the consultation
- The strategic gap would serve as a visual break
- Request to change parking from tandem to dual
- Cllr Locke presented a prepared statement (to be attached)
- BUAP's dissecting gardens
  - SDC guidance said no but they themselves had done so in the past
  - A number of parishes had previously drawn a BUAB tighter to a house with large gardens
- BUAB criteria inclusion
- Affordable housing outside the BUAB as part of a market housing development
- Site 2 information needed to be updated as there has been a planning refusal recently and it was in a 40mph zone, not 30 and trees had been removed.

A robust discussion also took place with differing views on whether Lower Tysoe should be included as part of the LSV

- Straw poll as evidence was disputed
- Concerns about the way this had been done
- Considered distance
- List of positives and negatives had been expected but was not included
- Today there was a presumption *against* development but if it was in the BUAB then there would be a presumption *for* development
- The biggest brownfield site within the village was in Lower Tysoe

Cllr Cressman questioned whether some of the evidence was clear and felt it needed further clarity. Cllr Cressman agreed to email her suggested amendments to David Roche the following day.

The Chair opened the floor to the public and reminded them of her opening statement.

- Concern that the NP consultant had not seen updates on the current planning applications or seen a letter from John Careford
  - Neil Pearce responded that he could only review what was sent to him. He covered lots of other work and was unable to spend time searching for updates.
- Affordable housing - should the plan show that the NPG was still hoping for affordable housing and add that other sites were still being reviewed. Again, should Feeoffee Farm be named?

- There had been planning applications approved in Lower Tysoe over the last few years and the SDC future land supply proposal contained a large amount of outside settlement boundaries. Tight boundaries could be counter productive
- Request that the plan was noted but not endorsed and went forward for further consultation
- Request for the Cllrs and the NPG to understand that this would affect the village as a whole. In effect, Upper and Middle Tysoe were already part of a BUAB and LSV. The rural community was affected by current planning restrictions and therefore the NPG was not changing the status. Lower Tysoe was part of a community that was potentially having its status changed

The Chair asked whether the plan should go forward and be endorsed subject to amendments that had been raised.

There were further comments:

- Nowhere in the terms of reference did it talk about endorsement but approval. Neil Pearce responded that it didn't really matter - the purpose of the vote was to get it out for consultation.
- The process had started in 2011 - delaying was not getting anyone anywhere but it needed to be done to protect the village as a whole
- This was just for approval to release the next draft to the public and then it would be dealt with by members of the public - not the Parish Council
- The NPG was a sub-committee of the Parish Council and should therefore support the plan

Approval of the plan was proposed by Cllr Locke and seconded by Cllr Allen. All Cllrs voted in favour of the plan subject to specified amendments and referral back to the Parish Council.

The letter to residents was proposed by Cllr Locke and seconded by Cllr Allen and all Cllrs voted in favour

Earlier in the meeting a letter from the Parish Council to the Chair of the Utility Trust with regards to Feeoffee Farm was proposed by Cllr Collier, seconded by Cllr Tongue and approved by all.

It was agreed that this should be sent within the next few days due to the time scale of the amendments and getting the Draft Plan distributed.

### **36/18 Approval of budget for the NPG**

This had been proposed and seconded at the last meeting but a vote had not taken place. Cllrs all voted in favour.

### **37/18 Planning**

#### 18/01316/FUL Lower Grounds Main Street Middle Tysoe CV35 0SE

All Cllrs had received and reviewed the application. Following discussion by the Cllrs it was noted that the Parish Council would object to the plans for the following reasons:

- The smaller houses were not in keeping with the area

- Situated in an area of outstanding natural beauty
- Single dwelling outside the BUAB
- Inappropriate design due to the mass size and fenestration
- It may prejudice the NP

Full details would be logged on the planning website

Proposed - Cllr Allen

Seconded Cllr Collier

All Cllrs voted in favour of objection

17/02946/FUL Lindsey House Tysoe Road Radway Warwick CV35 OBS

This was a retrospective planning application and SDC had confirmed that the application had not been signed previously. It was now valid and the Case Officer had no concerns about the development.

Proposed by Cllr Collier and seconded by Cllr Allen. All Cllrs were in favour to make no representation.

Cllr Feilding reported that he had held a meeting with Simon Lawton about landscaping at the Kendrick development. This was now subject to enforcement officer validation - once this was done then the Parish Council would have the right to comment.

**38/18 Date of the next meeting**

- Monday 2<sup>nd</sup> July 2018 at 7.15pm

**39/18 Closure of the meeting to the Public & Press**

**40/18 Personnel**

- Severn Trent Water had now taken responsibility for the leak in Main Street
- Double wire road monitors had been placed on the road between Middle & Lower Tysoe
- Michael Mann had planted some whips, some of which had been damaged. It was **agreed** that Jacqui Sinclair would contact him with reference to putting in a small post & rail to protect the whips (hedging).
- Jacqui Sinclair had met with Steve from Rural Works to look at the trees and he had reported that:
  - All 4 Ash trees over the playing fields had been dead wooded and seemed to be in reasonable health - there was nothing to note of concern.
  - The Ash by the tennis courts should be taken down as there were several decay cavities within the canopy, and one extensive cavity on the main trunk that was very concerning. Branches were spongy and wobbly.
  - It would be prudent to have the tree surveyed by a competent arborist
  - Aspect was the company appointed to carry this out work out.
  - Cllrs **agreed** that a report should also be requested for a further ash tree and the cherry tree on the village green in the centre of the village

The meeting closed at 21.45