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 Minutes of the Tysoe Parish Council Meeting
 Held on Wednesday 5th April 2017 at 7.15pm

Present: Cllrs Sinclair (Chair), Locke, Allen, Collier, Cressman, Haines, Littlewood & Tongue
 In attendance: DC Fielding
 Public: 1

	Action/ Date																					
<p>1. Welcome to the meeting given by the Chair, Cllr Sinclair.</p> <p>Cllr Sinclair opened the meeting and 7.15pm and welcomed all Councillors and members of the public.</p>																						
<p>2. Apologies – None</p>																						
<p>3. Declaration of interest</p> <p>The Chair reminded councillors of the need to declare an interest in any of the agenda items. Cllr Collier declared a non-pecuniary interest in 17/00601/FUL – Land adjacent to Hillborough. Given the issues that had arisen previously regarding this the Clerk had spoken to SDC ahead of the meeting. For avoidance of doubt the exact question asked was, “one of the applications relates to a one dwelling development on the opposite side of the road to where one of the councillors lives”. The Clerk was advised: “as this might affect his property, he/she might find it best to disclose a non-pecuniary interest. Accordingly, he/she will be able to remain in the room, speak and vote on the matter.” Cllr Cressman declared a non-pecuniary interest in the planning application 16/02684/FUL – Land adjoining Church Farm Court.</p>																						
<p>4. Financial Matters</p> <p>The following payments were proposed by Cllr Locke and seconded by Cllr Littlewood. All Councillors agreed payments:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 30%;">Tysoe Children’s Group</td> <td style="width: 50%;">NP photocopying</td> <td style="width: 20%; text-align: right;">82.40</td> </tr> <tr> <td>David Roache</td> <td>Printing maps for NP</td> <td style="text-align: right;">39.00</td> </tr> <tr> <td>Paul Pitts</td> <td>Playing Field Maintenance March 2017</td> <td style="text-align: right;">52.00</td> </tr> <tr> <td>Avon Planning Services</td> <td>Planning advise and Neighbourhood Plan</td> <td style="text-align: right;">570.00</td> </tr> <tr> <td>Thomas Fox Landscaping & Maintenance</td> <td>Mowing verges 07/03 & 20/03/17</td> <td style="text-align: right;">585.60</td> </tr> <tr> <td>Frank Mann Farmers</td> <td>Ground maintenance carried out on Tysoe playing field</td> <td style="text-align: right;">528.34</td> </tr> <tr> <td>GroundWorks</td> <td>Repayment of Grant not spent</td> <td style="text-align: right;">2006.09</td> </tr> </tbody> </table> <p>The bank reconciliation which had been previously circulated was agreed and signed off by Cllrs Locke and Littlewood.</p>	Tysoe Children’s Group	NP photocopying	82.40	David Roache	Printing maps for NP	39.00	Paul Pitts	Playing Field Maintenance March 2017	52.00	Avon Planning Services	Planning advise and Neighbourhood Plan	570.00	Thomas Fox Landscaping & Maintenance	Mowing verges 07/03 & 20/03/17	585.60	Frank Mann Farmers	Ground maintenance carried out on Tysoe playing field	528.34	GroundWorks	Repayment of Grant not spent	2006.09	
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<p>5. Planning</p> <p>As DC Fielding had to leave the meeting early he asked if the planning applications could be considered in a different order. This was agreed by all councillors.</p>																						

17/00500/LDE & 1700502/LDE – Oaklands Stables – Cllr Cressman stated that she had asked Mr Risk to attend the meeting as he had been involved in a previous application on this site when he was a councillor.

Councillors debated this matter fully and had concerns over what the planning applications were trying to achieve.

In summary, the concerns were:

Local knowledge would suggest that matters are perhaps not being conducted as described in the two declarations that have been made. The applicant for 17/00500/LDE gives their address as a residence in London and yet suggests that they are wholly involved in the running of the business. Local knowledge is suggesting that her role could not possibly be as described in her declaration. Member of the council had their own experience in the equestrian world and their view was that you cannot have thorough and comprehensive involvement when you are not there. Every indication on the website suggests that the livery clients are being looked after by the Manager of the yard. The residents never appear to be there.

It was stated that if fraudulent information is given then individuals can go to prison for up to two years.

The PC queried that if the applicant states that they are complying with the condition why are they applying for a lawful certificate. It doesn't make sense.

The PC believe that there are strong inaccuracies and the application 17/00520/LDE for the flat to be classed as a separate dwelling was very concerning. It was an integral part of the livery business and not a separate dwelling and the whole site was involved in an agricultural business.

DC Fielding outlined the issues in terms of the 4-year rule for application 17/00520/LDS and the 10-year rule for application 17/00500/LDS. DC Fielding then asked if the PC knew if someone had been living in the flat for 4 years.

Cllr Sinclair asked Mr Risk if he wished to comment as a member of the public. The previous application 15/04415/VARY to vary the condition of the agricultural tie had been refused. There had been a deferment of the decision to allow the wording to be changed but when this came forward that too was rejected. Not really clear why this application is coming up again. You could not manage an agricultural business remotely.

Cllr Sinclair questioned whether the enforcement officer could be asked to undertake regular visits to establish exactly what is happening at the site over an extensive period.

Councillors thought that as this was a very complex area the Clerk should be asked to request an extension in the time that the Parish Council must respond. DC Fielding who had spoken to the officer felt that this would be possible.

The Clerk to speak to the WALC about advice.

17/00601/FUL – Land adjacent to Hillborough – Cllr Allen had compared the original application and the new application and had found that the new dwelling is double the size.

Councillors debated the application and agreed that the application was an over development of the site in terms of scale. The proposed dwelling was over bearing in height. There were also grave concerns in terms of flooding issues as there is a water course close to the proposed dwelling. The application states there is no water course within 20 meters of the property but inspection of the site would seem to indicate that there is a water course on the northern boundary of the site less than a metre from the boundary. The amendment is outside of the needs of the village neighbourhood planning. The Chair

The Clerk

<p>called for a vote and Councillors vote to object to the applications based on 7 in favour of objecting and one abstention.</p> <p>16/02684/FUL – Land adjoining Church Farm Court and Main Street, Tysoe – Having debated this the PC agreed that the objections remain the same as last time. The PC also felt that it was a great pity as this is the most important site in the village. It was also felt that an architect who could devise an overall scheme should have been involved in the design of the site. Cllr Collier asked that the developer be thanked for amending the building materials to Hornton Stone.</p>	
<p>6. Closure of the meeting to the public and press – 8.00pm</p>	