

**Tysoe.org.uk**  
 Minutes of the Tysoe Parish Council Meeting  
 Held on Monday 4<sup>th</sup> July 2016 at 7.15pm

Present: Cllrs Sinclair, Locke, Allen, Collier, Cressman, Haines, Littlewood & Risk  
 In attendance: None  
 Public: 32

<b>1. Welcome to the meeting given by the Chair, Cllr Sinclair.</b>	<b>Action/Date</b>
Cllr Sinclair welcomed all members of the public.	
<b>2. Apologies – CC Seccombe</b>	
<b>3. Declaration of interest</b>	
The Chair reminded councillors of the need to declare any interests in any of the agenda items. None declared.	
<b>4. Acceptance of previous Minutes</b> –The minutes from the meeting held on 20 <sup>th</sup> June 2016 were agreed and signed. The Minutes from the meeting held on the 6 <sup>th</sup> June had been amended at page 1, item 5, paragraph 3. The revised minutes had been circulated to Councillors. Cllr Sinclair asked if you councillors now agreed and approved these minutes. Cllr Locke said that he had one small change. This was the removal of the word “Policeman” in Section 6, paragraph 1. All Councillors agreed the minutes as revised and these were signed.	
<b>5. Planning</b>  16/01532/TREE – Ash Tree House, - No objection but with conditions  16/01296/HHPA – Vale Croft, Lane End – Confirm prior approval not required – single storey rear extension  16/01370/FUL – Land to the North of Lower Ground – proposed erection of one dwelling  Cllr Sinclair asked if there was anybody who wanted to speak on behalf of the application. Nobody came forward. Cllr Sinclair asked Councillors for their comments.  Cllr Allen said that he was not happy with this in open country side. Cllr Littlewood stated that if we object we need to object on technical grounds. Cllr Cressman stated that this site would be sensitive as it represented ribbon development and quoted from the Stratford Landscape Sensitivity Assessment for Villages report which stated for this field regarding development ...”the northern part would be more sensitive due to its link to the wider landscape and intact ridge and furrow pattern”. There is no ridge and furrow in the field any more. Cllr Collier said that it would be ribbon development between the historic elements of Lower and Middle Tysoe. Cllr Collier went on to say that previously two reports had been done by Bellars and Davies in 2013 and they said about maintaining the historical edge by avoiding development. Cllr Collier said that this applies equally to this site as it did to the field next to Church Farm Court. The ridge and furrow was destroyed earlier this year are there any archaeological features that could be lost as a consequence of this development. What is planned is not what this village	

needs and the proposed development is imposing on the AONB. Cllr Locke said that he did not have such strong views as other councillors. Think villages can get away with the odd substantial house. Cllr Risk stated that like Cllr Collier he saw no merit in this application. It is a greenfield site, ribbon development, there is no established housing need for a house of this size and that he strongly objected.

Cllr Sinclair asked if there was anything members of the public wanted to say

Member of the public said that this is the third application on this site. The applicant has already secured planning permission for 5 dwellings in the field immediately adjacent to the site in question. Amazed that the whole Council is not against this. The site is outside the village boundary in open countryside and adjacent the AONB.

Member of the public part of the new NP Voluntary Group there is an argument for protecting the historic separation of Middle and lower Tysoe and create green protection zones.

DC Dalla Mura said that it was quite important that you establish were the parish boundary. Cllr Collier said that he and Professor Hunter had discussed, at some length, as to where the boundary is and we believe that it is where the stream runs further from Middle Tysoe.

DC Dalla Mura confirmed that he is going to object

Cllr Sinclair said that the Parish Council (PC) had tried to establish where the boundary was but without success. The PC had also asked the previous District Councillor to find out this information. Cllr Sinclair asked DC Dalla Mura to confirm where the boundary was and advise the Clerk on Tuesday 5<sup>th</sup> July.

Cllr Sinclair then went around the Councillors and they responded as follows: Cllr Allen, Object, Cllr Littlewood – no representation, Cllr. Haines – Object, Cllr Locke – no representation, Cllr Cressman – Object, Cllr Collier – Object, Cllr Risk – Object, Cllr Sinclair – Object

Cllr Sinclair asked for a show of hands. 6 Councillors voted against, and two councillors abstained.

16/01969/OUT – Land South of Oxhill Road, Tysoe – residential development of up to 40 dwellings

The developer spoke first and then members of the public asked questions. These included questions regarding, numbers of houses and flooding.

Cllr Sinclair asked if Councillors had any questions, Cllr Littlewood asked what affordable meant. The developer said that there were two types affordable; rent and shared ownership and they will be told by SDC what the mix will be. The developer then explained how this works. How can we make sure that the affordable houses go to people in the village and we cannot. We have to sell that built house for between 50%/55% of the market value. They are two and three beds.

Cllr Littlewood said that with the change of economic circumstances surely you will have to make an amendment to the original scheme. The developer confirmed

that they will not put in an amendment to this scheme and that the housing mix and layout is fixed.

DC Dalla Mura said that he could not comment because he was conflicted he did however explain the difference and what affordable housing meant in this particular instance.

Cllr Allen stated that regarding the affordable housing there is no such thing in Tysoe, people on low incomes cannot afford to pay the rent for houses. We all know how long it took to sell the houses in Back Lane.

DC Dalla Mura said that the affordable housing will be an issue for SDC and that the PC should concentrate their views regarding planning matters.

Cllr Locke from his years of experience he knew that people generally come along to a PC meeting when they have something to object to, but he wanted to point out that it is not all bad news. There is some support in the village for the development, whether in its present state, or toned down. Tysoe as a village has been rubbished architecturally. This particular development is not too dissimilar to very well designed and sympathetic developments within the village whereas Poolgate and Windmill way were bolt ons. I think this development if looked at 20 years from now people would say it was a nice part of the village.

Any development causes disruption and this one is on the edge of the village. Orchard Close took away a really nice green space in the village. We are in danger, if we turn developments like this down, we will end up filling all the green spaces within the village. Cllr Locke stated that he was vehemently against the Gladman development and this developer has taken most of the negative comments on board. Family houses mean children and the school is in desperate need of children. Doctors surgery in Kineton has the facility for 10,000 patients and currently has 4,500. The post office was in danger of closing will have more footfall if this were to occur. The pub, the church all the services within the village would benefit. The developer has also included a number of bungalows and think that these would sell very well.

Cllr Collier had looked at material and non-material consideration. I still feel strongly that the heritage asset is in danger of being prejudiced. Looking at the Parish Appraisal it states that 91% of the people that responded wanted a gradual increase in housing. Turning to traffic it states it is acceptable and people will use bicycles and public transport; the study is theoretical and does not take into account the local issues. If you come into the village at busy times there is a traffic issue; congestion in the village centre. Think the layout and design is a bit housing estate and not what the village needs. 40 houses are too many but do accept the points made by Cllr Locke regarding something of the size of Windmill Way would be more acceptable.

Cllr Cressman stated that she agreed with some of what both my fellow councillors have said. Do applaud Manor Oak for the way that they have approached this. We do need houses but as has already been said we do not need them all tomorrow. Do still object on the grounds of historic assets.

Cllr Risk read out a note voicing his concerns regarding the development. These included comments on emerging preference for small scale development over the

plan period; negative impact on the infrastructure, environment, traffic with a development of this size. Acknowledged harm of the setting of the heritage asset, the manor and to then ridge and furrow. Need to weigh this with the benefits of the scheme. If the application is approved Cllr Risk would propose the financial contribution should be applied in part at least to a "Tysoe Development Fund"

Cllr Allen agree with what fellow Councillors have said and Cllr Locke is correct in what he has said about village amenities. My opinion is that this particular site still has a lot of history to it so whether it is 80/40 or 20 houses I would not be happy for this particular part of the village to be built on.

Cllr Littlewood said that the proposed development is more sympathetic than the Gladman proposal but that what irked him was that the VG are working very hard to find out where the village wants the houses to be. If this was at national government level a moratorium would probably have been imposed.

The point Cllr Locke made about Orchard Close is very relevant. The original development was for four bungalows, the increased number and the dormer style houses are very imposing. Whilst the developer has been happy to state that it can be Minuted that the plans would not be changed circumstances change.

Cllr Haines stated that she agreed with what Cllr Locke had said but was against the application.

DC Dalla Mura – committee turned down 32 houses in the edge of Ettington but just lost the appeal the size in one go is not a defence any more. There is no policy to say that you cannot have 75% of the target in one go. The historical asset is irrefutable but the balance of harm issue is the critical thing. That is where Oxhill came unstuck. If all the NP does is 7/8 or 9 houses you are never going to get in any affordable houses.

Cllr Sinclair asked if there were any reasons that the Inspector could not be used if the PC were minded to object to the application.

DC Dalla Mura said that as he is conflicted on this application.

Cllr Locke said that his view is not to give this the green light it is more to make people aware of what other people in the village think.

Cllr Sinclair asked if the public had any comments. Member of the public stated that their view was that the Inspector's comments can be used and actually carry more weight now than they did at the time. They then expanded this point further. PC can invoke PR 1 in its objection.

Member of the public from Poolgate said that I think we can object on the grounds of environment.

Member of the VG wanted to push back on the comments about the amenities you will get this growth but the question is where and it does not all have to be at once.

Member of the public said that the field has actually been sliced off and the remaining part of the field does not form part of the application site and that part of the field is out of the developers control. There is nothing to stop the land owner to

come with a further application.

Member of the public said that the Inspector's report is valid against development on the site. The emerging NP is clear this is not a popular site and the village want the houses dispersed throughout the village. On the Core Strategy under LSV small scale schemes on unidentified sites within the built up area. Then read from SDC core Strategy.

Cllr Sinclair then called the matter to a vote. The councillors voted unanimously to object. Cllr Sinclair asked the Councillors responsible for planning to pull the Planning objections given by Councillors together for submission to SDC and to get these to the Clerk by the end of the week.

16/01766/VARY – 1 Parke Row, Main Street, Tysoe – Unanimous agreement - No Representation

16/01767/FUL – 34 Main Street, Tysoe – Single storey rear extension - Unanimous agreement - No Representation

16/01792/FUL – 66 Middleton Close, Removal of existing garage, porch & conservatory, single story rear extension but two storey side extension - Unanimous agreement - No Representation.

## **6. Neighbourhood Plan**

The Voluntary Group (CG) spoke stating that they came together and were asked to review the plan and look at what needed to be done to get the plan to completion. Having a plan will give us as a community a say where we want the houses and what our aspirations are for the future. The VG believe that the work that has been done gives us an excellent basis on which to build.

The VG then went through the areas that they had looked at. They also consulted with other parishes as to how they went about their NPs and they looked at how site allocation might work.

They went on to say that the NP is such a big and complicated topic and that it had taken them 2 months to get their heads around this. They would therefore like to propose a meeting with the PC on the 19<sup>th</sup> July to go through the report in detail and appoint a working group to go forward with the NP.

They said that they were fizzing with enthusiasm to move this forward and that they did acknowledge that the PC was also keen to get this moved forward. One big meeting on the 19<sup>th</sup> to get this approved and Minuted. Written comments and questions from Councillors by the 10<sup>th</sup> July

Cllr Littlewood cannot make the 19<sup>th</sup> July. If we can confer with dates. Cllr Allen the work that the group has done is brilliant. Cllr Risk thanked the members of the group who had prepared the report. It is very much appreciated and Cllr Risk wanted to thank them for putting in all the work into this report. Taken as a whole think the report is excellent. Cllr Risk then read out his thoughts on the report. Cllr Risk said that he would prepare a report of his detailed comments as he could not attend a meeting that week at all.

Cllr Risk went on to say that he thought it was also appropriate to state that having consulted with his fellow councillors he was withdrawing as the main contact of the VG and that this will be a responsibility of the whole council. Cllr Risk thanked the

<p>VG all very much indeed.</p> <p>Cllr Cressman thanked the Group and said they had done some excellent work and really built on the work that had been done. Very impressive.</p> <p>Cllr Collier completely endorse what has been said.</p> <p>Cllr Locke stated that he would like it publically recorded that whilst it was the PC as a body it was very much driven by Cllr Risk and he wanted to thank Cllr Risk for all his efforts.</p> <p>Cllr Sinclair thanked the VG and Cllr Risk for all the excellent work that had been undertaken.</p> <p>Agreed meeting with the VG on the 19<sup>th</sup> July 7.15pm dedicated to the NP and a meeting of the PC on the 2<sup>nd</sup> August if necessary. Both meetings would be open to the public as usual.</p>	
<p><b>7. Informal Public Participation Session (15 minutes)</b></p> <p>Cllr Sinclair, said that before the informal public participation session I would like to please ask members of the public and Councillors that people are treated with respect and that all comments go through the Chair. Any personal comments or abusive remarks will not be accepted and as Chairperson I will ask the person in question to leave the meeting or close the agenda item and move on to the next item on the agenda.</p> <p>Anyone wishing to speak has two minute in which to do so.</p> <p>Member of the public said that the Parish Website needs updating, no news about the election of Councillor Haines and I think it needs to be about the future it needs to live.</p> <p>Member of the public asked if the PC would consider writing a letter to Orbit Housing regarding the selling off of the Council Houses and the splitting of houses into two dwellings. DC Dalla Mura said that Council Houses in villages is not considered suitable due to travel issues, he agreed he would look into this and advise who to write to.</p>	<p>DC Dalla Mura</p>
<p><b>8. Actions from previous Minutes</b></p> <p><b>Electric Lighting</b> – Cllr Allen the problem is we allocated £2,500 from the precept to upgrade the lighting but when he emailed WCC about this the cost had gone up to £4,700 not had the chance to get the extra quotations. Have to be put on hold until we have got better quotes. Cllr Allen will try and get the quotes for September meeting.</p> <p><b>Speeding Update</b> – Cllr Cressman got in touch with the Safer Neighbourhood Policing team. Hopefully we will have a date shortly.</p> <p><b>State of the Churchyard</b> – Cllr Locke (as Churchyard manager) agreed that the state of the churchyard was really bad and had spoken to Thomas Fox, and an extra cut had been scheduled but the current weather conditions meant that the grass was growing very quickly and had recently been cut when very wet. The only funds to maintain the two Churchyards comes from statutory fees paid following a burial, fees when people erect gravestones and the grant of £1,000 from the PC hence very dependent on the number of people that die. The grass is cut every two weeks and the hedges are done twice a year. Other parishes have the same issues. Some burial grounds are owned by the PC and whilst some burial grounds are supported by the PCs they also have a good band of volunteers but people in Tysoe seem reluctant to take part. Cllr Littlewood said that it</p>	<p>Cllr Allen</p> <p>Cllr Cressman</p>

<p>desperately needs some maintenance of the trees. Cllr Allen said that we probably do need to pay a little more because there is a risk that the PCC could hand it over to the PC in its entirety. Cllr Littlewood said that this is something that could be looked at for next year. Cllr Sinclair asked if Cllr Locke could come back with some figures for next year's budget. Cllr Haines said that she would put something into the Tysoe Record about volunteers.</p> <p><b>Bus Shelter</b> – Cllr Littlewood had a site meeting today. Cllr Littlewood had two photographs of bus shelters, one was powered coated aluminium and the other was a wooden structure. The timber one was £5,000 and the aluminium one was £4,000. The cost for ground works is about £1,000. If we did it locally it would be about £500. Formal quotation for the metal should arrive on Wednesday. Both shelters were acceptable to planning. Cllr Littlewood would get quotes for the concrete pad for the bus shelter and written quotes for the bus shelter itself and then the PC can apply for planning permission.</p> <p>Cllr Sinclair said that do we want to press ahead with planning permission? Councillors agreed by 7 votes in favour of wood.</p> <p><b>Car Park Extension</b> – Cllr Allen going to carry forward but work with Cllrs Locke, Cressman and Allen to pull this particular project together.</p> <p><b>Playing Field Fencing</b> – Cllr Allen had the two quotes for 900 high wicket panels and a gate with galvanised ironmongery. To supply and install £2,022. The other quote was for £6,000. All Councillors voted in favour and agreed the work should go ahead. It was also agreed that Cllr Allen should get information about a picnic table.</p> <p><b>Litter bins in Play Area</b> – Cllr Locke said that it is not a real problem and litter is collected daily. A new bin would be used for dog mess which smells and other waste which would attract wasps neither would be good around children. Cllr Locke suggested that the situation should be monitored and that a notice should be put up to ask people to either take the rubbish home or use one of the bins provided. The additional bin in the centre of the village was because the litter was overflowing and now that the additional bin has been installed this has stopped.</p>	<p>Cllr Haines/Locke</p> <p>Cllr Littlewood</p> <p>Cllrs Allen/Locke/Cressman</p> <p>Cllr Allen</p>												
<p><b>9. Financial Administration</b></p> <p>The following payment was advised:</p> <table border="1" data-bbox="167 1429 1228 1758"> <tr> <td data-bbox="167 1429 665 1505">Paul Pitts</td> <td data-bbox="665 1429 1098 1505">Playing Field Maintenance June 2016</td> <td data-bbox="1098 1429 1228 1505">52.00</td> </tr> <tr> <td data-bbox="167 1505 665 1612">Thomas Fox Landscaping &amp; Maintenance</td> <td data-bbox="665 1505 1098 1612">Mowing verges 31/05/16, 13/06/16 &amp; 27/06/16</td> <td data-bbox="1098 1505 1228 1612">890.40</td> </tr> <tr> <td data-bbox="167 1612 665 1668">Tysoe Village Hall</td> <td data-bbox="665 1612 1098 1668">Room hire for first quarter 2016</td> <td data-bbox="1098 1612 1228 1668">92.50</td> </tr> <tr> <td data-bbox="167 1668 665 1758">MFM Services</td> <td data-bbox="665 1668 1098 1758">Mowing Playing field June 2016</td> <td data-bbox="1098 1668 1228 1758">256.00</td> </tr> </table> <p>The payments were proposed by Cllr Locke and seconded by Cllr Collier</p> <p>The Clerk had also circulated the Financial Pack to the Councillors which included the bank reconciliation. The Clerk asked if the Councillors had any questions.</p> <p>A new Bank Mandate form had been approved and signed by all Councillors. Councillors need to visit HSBC Stratford Upon Avon with two proofs of identification when they were in Stratford.</p>	Paul Pitts	Playing Field Maintenance June 2016	52.00	Thomas Fox Landscaping & Maintenance	Mowing verges 31/05/16, 13/06/16 & 27/06/16	890.40	Tysoe Village Hall	Room hire for first quarter 2016	92.50	MFM Services	Mowing Playing field June 2016	256.00	
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<p><b>10. New Matters - None</b></p>	
<p><b>11. Correspondence</b></p> <p>The correspondence pack had been circulated to all Councillors. This contained emails from:</p> <p>Two residents objecting to the Planning application by Manor Oak.</p> <p>A resident from Upper Tysoe regarding building works in Parke Row, the state of a village bench and a tree on Main Street by Old Tree Lane. Cllr Sinclair said that she had looked at this and asked if Cllr Collier would look at this. The bench is currently in hand. The building work should be reported to enforcement at Stratford District or telephone HSE in Northampton.</p>	
<p><b>12. Councillors' reports and items for future agenda</b></p> <p>20mph through the centre of the village from pre-school to north of Church Farm Court.</p> <p>Cllr Littlewood – bushes by the school need pruning. This to be monitored</p> <p>Cllr Haines – footpath by someone's bungalow in Avon Way is collapsing</p> <p>Apologies from Cllr Littlewood and Allen for the meeting on the 19<sup>th</sup></p> <p>Cllr Locke email regarding notices</p> <p>Moving the sign on the Oxhill Road. Happy to proceed all agreed.</p>	
<p><b>13. Closure of the meeting – 22.00pm</b></p> <p>There is normally no meeting in August but it was agreed that the 2<sup>nd</sup> August would be saved in case an additional meeting was needed. The next Ordinary Parish Council meeting will be held on Monday 5<sup>th</sup> September 2016 at 7.15pm Agenda items should be forwarded to the Clerk by Friday 26<sup>th</sup> August 2016</p>	