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 Minutes of the Tysoe Parish Council Meeting
 Held on Monday 6th March 2017 at 7.30pm

Present: Cllrs Sinclair (Chair), Allen, Collier, Cressman, Haines, Littlewood & Tongue
 In attendance: CC Seccombe
 Public: 7

<p>Informal public participation</p> <p>Prior to opening the public session, the Chair stated that the Parish Council have agreed to try a new format as it is used by other Parish Councils to good effect. However, a member of the public has raised a concern regarding the communication of matters discussed if they are not minuted. I would therefore ask that the Clerk does note the issues raised during the open public session.</p> <p>I would remind people that the Parish Council meeting is not a public meeting but a meeting held in public. There is no requirement in law to provide a public forum but this Council welcomes the opportunity to offer this facility.</p> <p>The purpose of the public session is for questions to be raised to be carried over to a future meeting, present evidence or make oral representations. Each person may only raise one issue and the maximum time allowed is 3 minutes. This time limit can be extended by only at my discretion. If there is any disruptive behaviour this section of the meeting will be closed.</p> <p>Member of the public wanted to ask a question of CC Seccombe and that the District Council might also have a view, asked when Lower Tysoe may have the same access to better broadband that the rest of the village enjoys. CC Seccombe thought that BT were presently working on the next phase of the contract. CC Seccombe stated that another £7 million had gone into the next phase. CC Seccombe agreed to look into this issue and report back.</p> <p>Member of the public stated that they were going to put in a planning application for a development of 3 houses at Lane End Farm. They advised that when the PC received the plans they would quite happily show them around the site and discuss what was being proposed with the PC.</p> <p>Member of the public raised the issue of the informal public session being held outside of the PC meeting. Cllr Sinclair advised that this was something that was being trialled as it worked well at other parishes. The member of the public stated that as the meeting had been called for 7.30pm and it was not yet this time the meeting could not start. Cllr Sinclair stated that the meeting would not start before 7.30pm.</p>	
<p>1. Welcome to the meeting given by the Chair, Cllr Sinclair.</p> <p>Cllr Sinclair opened the meeting and 7.30 pm and welcomed all Councillors and members of the public.</p>	Action/ Date
<p>2. Apologies – Cllr Locke</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 Cressman declared a non-pecuniary interest in the planning application 16/02684/FUL – Land adjoining Church Farm Court.</p>	
<p>4. Acceptance of Minutes</p> <p>All Councillors accepted the minutes from the meetings held on 6th February 2017 as a true and accurate record and the minutes were signed by the Chair.</p>	

5. Neighbourhood Plan Update

David Roache reported that they were still working on the site assessments. The good news was that the NPG could now find a way of hitting the target. The NPG have gone through the houses that have been built or already have planning permission. Now working on the final wording of the policies. Neil Pearce had come back with a number of suggestions and the Group are revising the wording as a result. This work should be completed by next week.

David Roache went on to report that a major disappointment had been the response from Tysoe Utilities Trust that they will not allow the NPG to undertake a feasibility study of Feeoffee Farm. The main objection from the Trust had been the selling off of their land although the NPG presentation had made it clear that the intention was not to sell the land but in fact use it to help generate more income. The NPG are currently in discussions with other parties regarding affordable and retirement housing. They were hopeful that they could get that as a main policy within the Neighbourhood Plan.

David said that they were probably 2 to 3 weeks away from getting a draft plan to the Parish Council.

Next public meeting will be on the 15th March 2017 when Neil Pearce will be in attendance. They did not know the venue at this stage.

6. Planning

16/02684/FUL – Land adjoining Church Farm Court and Main Street, Tysoe

The Clerk read out two statements which had been received from Mr Taylor.

Cllr Collier raised a concern regarding the drainage on the site in relation to responses to the questions from WSP which still maintains its objection to the planning proposals.

Cllr Tongue said that he objected for the following reasons:

The loss of the 3 affordable houses. The S106 funds will not come to this village.

The two houses at the back of the site go into open fields.

The design is unsympathetic to a rural environment.

The style of the houses is inappropriate for a village setting. The porches and windows are mock Tudor and not a village style.

The external material mix of the dwellings is very contrived.

The roofs

The gross floor area is far too big for most standard houses particularly given the number of bedrooms stated. The agreed development of 9 houses averaged 160 sq. metres. This new proposed development is 244 sq. metres. Feel that they will be putting extra bedrooms in most of these houses. Almost made to deceive. If it's approved they will be back to rejig.

Cllr Haines said she had no comments.

Cllr Allen said that he totally agreed with Cllr Tongue. Cllr Allen believed that the only reason Stratford District Council had agreed to the previous planning, 14/02029/FUL, was because of the 3 affordable houses and the removal of those houses means that the Parish is not going to benefit from the development and the £400,000 the developer will provide to SDC. Cllr Allen said that he was totally against any building on this site as it is the historic entrance to the village.

Cllr Littlewood agreed that it is the historical entrance and adjacent to the conservation area. The style is completely unsympathetic and an abomination. It would look better in an urban setting. Render is not sympathetic. The roof materials will be a great interest to see. These are designed to be extended.

Cllr Collier said that he could only concur with what had been said. Cllr Collier's great concern was that these dwellings now encroach into open countryside.

Cllr Allen, we must remember the reason that planning was given was for the three-affordable housing and the planning was given in good faith on that basis.

Cllr Cressman said that she echoed everything that had been said. Cllr Cressman particularly objected to the removal of the three social houses and that the two large houses at the back go beyond the housing line and into the open countryside.

The Chair then opened it up for members of the public to comment.

Member of the public said that there were a couple of points that they would like to raise. They said that letter that the Clerk had read out was full of half-truths. The original application drainage system had been quite acceptable. Last Wednesday there was no indication that there was agreement to the new drainage/sewage proposals.

They went on to say that Mr Weeks, Head of Planning at SDC had said the Council recognise the need to provide as much affordable housing on site as possible. The applicant is stating in their letter that a Section 106 is being finalised as off-site contributions. Either what has been put in the letter or what Mr Weeks said is not true.

The scheme suggests that they are sorting out the Conservation Officer. The Conservation officer was highly critical of the previous decision and felt that nothing should be built on the site.

Another member of the public spoke stating that when Mr Pendleton had put in the planning application in he was adamant that what he wanted was 3 affordable houses on that site. Mr Pendleton wanted to have 3 houses for rent and the member of the public who had been the District Councillor at the time was supportive of this. We now hear that the Tysoe Utilities Trust are not going to allow even a feasibility study for Feeoffee Farm and so we need these houses more than ever. The developer has a permission on that site they could start building tomorrow. The proposals now put forward are not sensitive to the rural environment; it is an urban development. The development is going into the back field because the original proposal placed the balancing pond at the back of the site which has been expunged from the plan.

CC Seccombe said that we do need affordable housing. The issue with the S106 is that it will not provide affordable housing in Tysoe. We need children at the school. I agree with Cllr Allen nothing should have been allowed it is inappropriate to the gateway to the village. It must be about planning and not what someone's intentions might be.

A member of the public said that SDC have met its housing needs target, the Planning Inspectors have said that any increase in housing in Local Service Villages must have robust evidence to support it. This application is attempting just such an increase so where is the robust evidence that supports the increase?

Cllr Sinclair called the matter to a vote. All Councillors in favour of objecting to the application

Cllr Tongue agreed to work with the Clerk to write up the objections and submit these to SDC

<p>CC Seccombe asked to be copied and said that in the absence of a District Councillor she would be willing to represent the Parish.</p> <p>17/00040/TREE – Beechen Tree House – No objection to various tree works 17/00101/FUL – Garden Cottage, Shipston Road – Permission granted 16/03567/FUL – Barn Farm, Oxhill Road, Tysoe – Permission granted 17/00149/FUL - 3 The Green, Tysoe – two storey rear extension to dwelling house – agreed that Parish Councillors would have a look at the application and get back to the Clerk</p>	
<p>7. Actions from previous minutes</p> <p>Bus Shelter – The Clerk reported that she had heard back from WCC who had stated that the Parish Council would not be charged any fee and in order to commence the work the chosen contractor needed to submit Form B. Cllr Tongue reported that Henry Jervis had provided the cheapest quote. The quotes were £840, £1308 and £2,000. Cllr Tongue said that concrete slabs are prone to cracking and so he would propose that we ask for a mesh bed to be placed mid-way down which would help stop any cracking. There would therefore need to be a slight adjustment to the quote but it will only a small addition. Cllr Littlewood proposed the acceptance of Henry Jervis quote and this was seconded by Cllr Allen. All Councillors voted in favour.</p> <p>Playing Field Equipment for Older Children – Carry forward We have the lottery funding to install the new equipment. Congratulations to all those involved in securing the funding, in particular Jane our clerk who applied and secured the Lottery funding.</p> <p>There is a meeting called for later this week to sort out the work.</p> <p>Playground Inspection Report – Cllr Allen reported that there was not such good news on the meeting he had with the contractor regarding the necessary repairs. The contractor had a copy of the report in advance of the meeting. There were a number of pieces of equipment that were in need of quite large repairs. Cllr Allen reported that we could negotiate a more favourable quote if we do this work as part of the overall scheme. The total cost £2,500 to £3,000 on materials plus labour. Cllr Littlewood thought that this meant that the overall cost would be about £5k.</p> <p>Cllr Sinclair asked if the equipment is still safe for the children to use. Cllr Allen confirmed that it was.</p> <p>Cllr Littlewood suggested that a decision be deferred until total costs had been agreed and Cllr Collier agreed with this suggestion.</p> <p>Cllr Cressman agreed to look at further funding opportunities that may be available including Tesco.</p> <p>Speeding Update – Cllr Cressman understood that someone was going to come along and do a health and safety check on the areas where we wish to undertake the speed checks, but it seems now that this is not to be undertaken. Cllr Cressman has been asked to submit Google maps of the locations where we would like the speed checks to be done. Cllr Cressman said if there are any areas where Councillors would like speed checks to be undertaken could they please let her know.</p> <p>Cllr Collier asked if a list could be sent around to Councillors and then they could give them a prioritisation. Cllr Cressman agreed to do this but asked that all councillors respond. Cllr Cressman said that if any further individuals want to join in the speeding checks could they let her know their availability in April.</p> <p>Pavement in Lower Tysoe - CC Seccombe reported that the pavement in Lower Tysoe is scheduled for improvement and is in the works programme but no date had been set.</p>	<p>Cllr Tongue/ Clerk</p> <p>Cllrs Allen/ Cressman/ Locke/ Clerk</p> <p>Cllr Cressman</p> <p>All Councillors</p> <p>Clerk</p>

Financial Regulations Policy - The Clerk had circulated the policy with the amendments agreed at the last Parish Council meeting. The Chair called for a Councillor to propose the Policy Cllr Collier proposed and Cllr Tongue seconded, all Councillors voted in favour and the Financial Regulations Policy has now been formally adopted.

Man hole cover on footpath in Lower Tysoe – CC Seccombe had reported this matter to WCC and the Clerk had written to the resident. The Clerk had now heard back from the resident who stated, “I have today sorted out the manhole cover that sits on my ground and allows access to the adjacent properties sewers. I did speak with the Rights of Way inspector, Mr Turner, when he visited a little while ago and he agreed a suitable piece of chequered plate steel would be a satisfactory solution. I have dropped him a line as well to keep him apprised of the situation, and trust this is now all in order, however, please do let me know should you have any further problems with this matter”.

8. Financial Matters

The following payments were proposed by Cllr Allen and seconded by Cllr Haines. All Councillors agreed payments:

Payee (Expenditure)	Particulars of Payment	Amount
Warwickshire County Council	Street Light Maintenance	588.94
Avon Planning Services	Planning advise and Neighbourhood Plan	280.00
Paul Pitts	Playing Field Maintenance February 2017	52.00

The bank reconciliation which had been previously circulated was agreed and signed off by Cllrs Cressman and Cllr Collier.

9. New Matters

Tennis Club Bench Carry forward to next meeting

10. Correspondence

Three pieces of correspondence have been received and circulated to all Councillors.

Email from a resident regarding the green to the left-hand side of the main school entrance. All Councillors agreed that this did not look very good but they also felt that the deterioration was due to the weather, people, bikes and cars. It was felt that this would be impossible to monitor the activity in this area. The PC therefore agreed to leave this issue for the time being.

Email from the residents’ of the Laurels, Main Street, regarding the land directly in front of their dwelling. The Clerk had written to WCC to try and ascertain who the land belonged to. The Clerk had received the following response: “Our records indicate that this land is part of the Village Green (VG80) for which Tysoe Parish Council are responsible.”

The Clerk then received further confirmation from WCC that the land behind the actual “green area” would appear to be in the ownership of the Parish Council. The Clerk showed the PC a map and document which showed that the land was indeed part of the Parish green. The ground in front of the village hall is contained within their deeds and therefore clearly owned by them.

Cllr Tongue said that had had previously dealt with a planning application when someone wanted to put tanks in that area and they had to go to the PC for approval to put the tanks into Parish Council land.

<p>Cllr Collier said traffic issues in the village are getting serious and so this needs to be dealt with.</p> <p>Cllr Littlewood said that the facts should be pointed out to the parties concerned.</p> <p>After further debate it was agreed that the Clerk should be asked to write to all 3 residents, sending a copy of the plan and document, and stating the facts and offer the residents an opportunity to meet with the PC.</p> <p>An email from two residents on the Orchard's regarding an ash tree on the recreational ground. The PC agreed that the Clerk should go back stating that they were happy for the tree works to be undertaken but also advise them that the tree is not actually in the ownership of the PC. It was also suggested to ask the residents to be mindful of the fact that the tree does over hang the children's play area.</p>	
<p>11. Councillors Reports and items for future agenda</p> <p>Cllr Allen said what a good job Michael Mann had done around the playing field and that no mess had been left.</p> <p>Cllr Allen asked if some of the ash Trees in the playing field could be looked at by the Tree Committee. Cllrs Sinclair and Collier agreed to do this.</p> <p>Cllr Allen reported that a manhole cover on the grass verge at the side of the road on Main Street had collapsed and someone had fallen down the hole. CC Seccombe will report this.</p> <p>Cllr Collier said that a resident had said that due to the height of the noticeboard short people can't see to read the minutes and could steps be installed. Councillors thought that this could cause a hazard but the Clerk agreed to try and put the minutes lower.</p> <p>Cllr Collier also raised the issue of large vehicles using Sandpits Lane. CC Seccombe said that you cannot stop large vehicles using the road.</p>	
<p>12. Closure of the meeting to the public and press – 9.00pm</p>	