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 Minutes of the Tysoe Parish Council Meeting
 Held on Monday 8th January 2018 at 7.15pm

Present: Cllrs Sinclair (Chair), Locke, Allen, Collier, Cressman, Haines, Littlewood & Tongue
 In attendance: The Clerk & DC Feilding
 Public: 24

| | Action/ Date |
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| <p>1. Welcome to the meeting given by the Chair, Cllr Sinclair.</p> <p>The Chair opened the meeting and welcomed all Councillors and members of the public.</p> | |
| <p>2. Apologies – Cllr Locke</p> | |
| <p>3. Declaration of Interests</p> <p>The Chair, reminded councillors of the need to declare interests in any of the agenda items. Cllr Sinclair declared a pecuniary interest in item 6 the payment to Frank Mann Farmers and Cllrs Collier, Cressman & Littlewood declared a non-pecuniary interest in planning application 17/03634/FUL – The Orchards, Lower Tysoe Road.</p> | |
| <p>4. Informal Public Participation (Chair read out the statement about public participation)</p> <p>Member of the public 7th November jointly signed by the Chair and NPG Chair a letter was sent to Cllr Saint thus far he had received no response. The Chair said that she would chase.</p> <p>Member said that Stratford District Council (SDC) had run some training sessions on Appeals in Local Service Villages which was intended for Parish Councils (PCs) and he wondered if anyone had attended. Cllr Sinclair advised that unfortunately none of the councillors had been free to attend the event. The Clerk was asked to speak to SDC to see if further courses were planned.</p> <p>Member of the public raised a query regarding the house that had been occupied on the Kendrick Homes site. They gathered that the current owner had extended their garden which requires change of land use and the old fencing has been thrown into the field and that they had a bonfire. Cllr Cressman said that we did flag this early on as we were alarmed about it. This matter is being followed up with the enforcement officer at SDC.</p> | <p>Cllr Sinclair</p> <p>The Clerk</p> <p>DC Feilding/ The Clerk</p> |
| <p>5. Planning</p> <p>17/03634/FUL – The Orchards, Lower Tysoe Road – application for 7 dwellings</p> <p>Cllr Sinclair advised that all planning applications would be dealt with as follows:</p> <p>Cllr Tongue would go through the application for the PC The applicant/agent would be invited to speak (maximum 3 minutes) Members of the public would be invited to speak (maximum 3 minutes per person, maximum in total 15 minutes) The Parish Council will debate the application The Chair will call for a vote of Parish Councillors</p> <p>Cllr Tongue said that he had been to look at the development. He said that it was a bit disturbing as we are in the process of doing the local neighbourhood plan. Cllr Tongue felt that this would seem to be</p> | |

premature and prejudicial to us producing the NP. We cannot go through the NP with people preempting the NP.

Cllr Tongue thought that a linear development of 2/3 houses but certainly against anything like a cul-de-sac driving into the back land. The fact that it faces the way that it does with the gardens facing towards the road was also inappropriate. If granted should permitted development rights be removed? The land to the back rises and it will impact of the general visual of the area.

Cllr Tongue went on to say that the materials are wrong. They have quoted Cotswold stone and cast stone which is not a good idea. Basically, without getting to personal is this a site the village is going to want to be developed in-depth.

The Chair asked Mr and Mrs Jones the applicants if they wished to speak. They did not wish to speak but would be happy to answer questions.

Cllr Cressman said that the planning notice was put on the gate adjoining the property rather than the property itself. Cllr Cressman understood that permission had not been given for it to be put onto the gate.

The Chair opened the meeting for members of the public to speak. Reminding them that individually they had a maximum of 3 minutes, and the session would be 15 minutes in total.

Member of the public said that they had concerns about the proposed development and that they would be objecting. They agreed with many of the comments made by Cllr Tongue. We really do not believe that the development sits within the core strategy. Have concerns about the flooding risk there are two very large ponds and a stream. The rain water running presently clears through the Orchard and hard standing on that site would be detrimental to the water course.

Member of the public stated that there were categoric reasons to get it rejected. The housing mix is very much in favour of larger houses. This has been repeated in other villages. Recently there has been put to SDC cabinet a complaint that this was going on in the Stratford town. Want to ensure that housing mix on smaller sites is adhered to. On the proposed development 5 are larger houses if the mix is where it should be you would have to build 20 smaller houses somewhere else in the village to meet the target. The right housing mix was also part of the village strategy.

Member of the public said that there were four objections: The size which is totally out of character for Lower Tysoe. It may be that this site is suitable for one or two dwellings. I supported the proposal for Lower Tysoe to be in the Local Service Village (LSV) on the basis that the maximum number of houses in any development in Lower Tysoe would be 3. Secondly this would be back development. Thirdly this is already a dangerous stretch of road and this would make it even more dangerous. The fourth reason is that the principal need for housing in Tysoe is for houses for local people and they did not see how this meets that need.

Another member of the public stated that feedback from SDC states that there is no target to be met and therefore there is no need to rush into inappropriate development. The development is inappropriate to Lower Tysoe. The reasons for refusal of several other developments in Lower Tysoe apply to this development.

Member of the public stated that as near neighbours of the site their comments had already been posted on SDC website. They were aware that the NPG could not get involved in planning matters but think it would be useful to clarify certain matters to the Planning Officer. The stated that with the PC's permission I would like to do that. The member of the public was asked to read it out. They did but it was agreed by all the councillors present that any update on the NP should be sent by the Chair of the PC and that the NPG should not get involved in individual planning applications.

Cllr Cressman said that what we do have to look at this whilst we do have a NP in place. If you consider Lower Tysoe as a hamlet it is inappropriate and if you look at it as part of the emerging NP this proposal is still inappropriate.

Cllr
Sinclair

Need to appraise the case officer of the latest thinking in terms of the NP.

Member of the public stated that they supported all the other objections and from Councillors. They noted what the Chair of the NPG had been talking about and they hoped that when the next draft comes out the village will be consulted.

Feel this needs to be rejected in principal. The design, dangers to the road, the AONB, the cul-de-sac layout. I would ask Councillors in the strongest terms to reject this.

It is my belief that the planners will see this as the over developments and I think that if it does not have the support of either the PC or the DC it will not get support by SDC.

Cllr Collier read out his thoughts on the application which included:

Planning history of Lower Tysoe would state that this is inappropriate

Layout, design and character

Increased flood risk

Traffic

Adverse impact of bio-diversity/ecology

The Chair called for a vote

In favour 0

Against all 7 (unanimous)

Reasons for refusal are:

Planning history in Lower Tysoe has precluded this type of development

Layout, design and character is damaging to the local setting

The development will increase the flood risk

The development will create more traffic hazards

The development is Prejudicial to the local Neighbourhood Plan

The PC also wanted to make an observation of the impact that the removal of the trees has had on the bio-diversity of the area.

Cllr Tongue asked Cllr Feilding for his views. Cllr Feilding said that he had spoken to the officer and given the feedback he had heard this evening he would be against the development.

17/03548/FUL – Humber Barn, Shipston Road, Upper Tysoe – application for a two-storey extension

Cllr Tongue asked to talk through the proposal. Cllr Tongue said that this was a small extension and alteration to existing windows but that it was a great pity that they have covered up the wagon door and that the conversation officer had wanted this to be kept in the original application to convert the barn. Cllr Tongue felt that it was an unsatisfactory design.

The Chair asked the applicant if they wished to speak. They introduced themselves and said that they had a young family and very keen to move to the village. They said that it was a small extension and think it will improve and enhance the barn.

Cllr Allen said that he did not think that the proposed two storey extension was in keeping with the barn.

Cllr Cressman did not think it was too bad.

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| <p>The Chair called for a vote:</p> <p>In favour – 2 Councillors Against - 5 Councillors</p> <p>Reasons: - Domestication of the appearance of a traditional working building. The proposed extension is unsatisfactory as it covers the original wagon door and is inconsistent with the original agricultural character of the barn.</p> | | | | | | | | | | | | | |
| <p>6. Financial Matters</p> <p>The following payments were proposed by Cllr Cressman and seconded by Cllr Collier. All Councillors</p> <table border="1" data-bbox="97 607 1050 824"> <tr> <td>Paul Pitts</td> <td>Playing field November 2017</td> <td>52.00</td> </tr> <tr> <td>Frank Mann Farmers</td> <td>3 playing field mows in November</td> <td>234.00</td> </tr> <tr> <td>WALC</td> <td>Chairing Meetings</td> <td>35.00</td> </tr> <tr> <td>Npower</td> <td>Electricity supply from 01/10/17 - 31/12/17</td> <td>544.30</td> </tr> </table> <p>The Budget 2018/19</p> <p>The budget for 2018/19 was gone through line by line and various items were debated. Following this a budget was agreed which would set a precept of £37,864. This was proposed Cllr Allen and seconded by Cllr Littlewood, all in Councillors voted in favour. This will mean an increase of £103 0.30% on the 2017/18 precept.</p> <p>The precept must be submitted to SDC by 30th January</p> | Paul Pitts | Playing field November 2017 | 52.00 | Frank Mann Farmers | 3 playing field mows in November | 234.00 | WALC | Chairing Meetings | 35.00 | Npower | Electricity supply from 01/10/17 - 31/12/17 | 544.30 | <p>The Clerk</p> |
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| <p>7. Councillors Reports and items for future agenda</p> <p>Cllr Cressman would like aftermath of Kendrick damage adding to the agenda</p> <p>Cllrs Cressman, Collier and Littlewood would like the Village survey adding to the agenda</p> <p>Cllr Allen reported that he needed to check on the street light situation.</p> <p>DC Feilding pointed out that he had received a letter from Cllr Saint regarding the S106 on the 29th November. After a discussion it was agreed to clarify the situation and refer the matter to Mr Nash.</p> | <p>The Clerk</p> | | | | | | | | | | | | |
| <p>8. Closure of the meeting to the public and press – 9.15pm</p> <p>Next meetings for January – a budget meeting on Monday 5th February at 7.15pm.</p> <p>Councillors should forward any agenda items to the Clerk by Friday 26th January 2018.</p> | <p>All Councillors</p> | | | | | | | | | | | | |