

Newbold Pacey & Ashorne Parish Council
Minutes of meeting held on
Wednesday 1st November 2023 in Ashorne Village Hall

Meeting commenced 19:38 hrs

1. Record of Members Present

Cllrs Struthers, Parry, Robinson and Mrs J Chapman (Clerk)

2. Apologies for Absence

Cllr Darnell

3. Acceptance of Apologies

It was proposed by Cllr Parry, seconded by Cllr Robinson and
RESOLVED to accept Cllr Darnell's apologies

4. Declaration of Interest

Councillors are reminded that they **MUST** act solely in the public interests and should never improperly confer an advantage or disadvantage on any person to act or gain financial or other material benefits for yourself, your family, a friend, or close associate.

None declared

5. Dispensations

None

6. Open Forum (15 mins)

5 members of the public in attendance. Issues raised included the planning appeal which has been submitted to the Planning Inspectorate in relation to Pinecroft.

WCC / SDC Representatives Reports

Warwickshire County Cllr O'Donnell was not in attendance

Stratford District Cllr Parry advised The SWLP (South Warwickshire Local Plan) website has been updated following the Issues and Options consultation which ran between 9th January and 13th March 2023. The Consultation Statement has now been published online and summarises the consultation process and presents summarised analysis of the consultation questions. Officers will utilise the consultation responses to inform the next stage in the preparation of the SWLP – the Preferred Options Consultation Document. Several factors have caused the SWLP project to fall behind it's likely adoption is now likely to occur by 2027.

Upper Lighthorne Community & GP Centre

Progress is extremely slowly. ICB are to be questioned at an SDC Overview & Scrutiny meeting on Friday 3 November. The ICB are committed to delivering an onsite medical facility to serve the Upper Lighthorne community. There is a preference that this will be part of a larger community facility that would be delivered in conjunction with the District Council. To allow this possibility to be fully explored, the GP selection process has been extended, but the process will still conclude in time to ensure that no delivery trigger points are missed. The project is on track to meet the delivery timetable set out within the S106 agreement.

The Police and Crime Commissioner is engaged in respect of the S106 agreement for policing and has indicated a community hub at Upper Lighthorne would be the ideal location for the Wellesbourne SNT to be based.

Sir Jeremy Wright KC MP had a meeting with the ICB in October and has requested another meeting by the end of November, by which time the ICB should have appeared before an SDC Scrutiny Committee, and Graham Black of Tandem Projects may have completed his Options Feasibility Report for SDC.

Cabinet Meeting – 6th November

A Stratford-on-Avon Community Climate Change Fund of £100k is being recommend which will enable town and parish councils as well as constituted community and charity groups to bid for projects which will incur a cost of up to £10k and meet a specific criteria – further details awaited.

7. Minutes

7.1 The minutes of the extra ordinary meeting Parish Council meeting held on 15th August 2023 were amended to read

23/01900/FUL Pincroft “support the planning application on the basis the proposed building is a single storey dwelling which reflects the style of the character of the conservation area” after which they were agreed as being a true and complete record.

7.2 The minutes of the Parish Council meeting held on 6th September 2023 were agreed as being a true and complete record.

8.0 Planning

8.1 The following planning applications have been received since the last meeting held on 6th September 2023.

Planning No.	Address	Proposal	Comments due by
23/02205/FUL	Park Cottage, Church Rd, Newbold Pacey	Conversion of out building to serve as additional ancillary residential accommodation to Park Cottage	No representation submitted
23/02254/LBC	Ashorne Hill Management College Ashorne Hill Leamington Spa CV33 9QW	Proposal to install a new passenger lift and ramp within the Grade II listed Mansion House	No representation submitted
23/02275/LBC	Ashorne Hill Management College Ashorne Hill Leamington Spa CV33 9QW	Replacement windows to north range; Stripping back and replacement all external timber fascias, soffits, cornices; Replacement of plastic rainwater goods with cast aluminium; Replacement timber beam to south elevation of north range; and Stripping existing cladding from clock tower and replacing with lead.	No representation submitted
23/02757/TREE	Meriecot, Ashorne, Warwick, CV35 9DR	T1 - magnolia - Prune to clear neighbours' property by 2metres, re-cut old wounds, prune to clear telephone cable as practical. Prune out dead wood.	No representation

8.2 The following planning decisions have been received since the last meeting held on 6th September 2023.

Planning No.	Address	Decision
23/00683/FUL	Avondale Ashorne Warwick CV35 9DU	Permission with conditions 04.09.23
23/01907/LDE	Ashorne House Ashorne Road Ashorne Warwickshire CV35 9DR	Lawful Dev. Cert. Existing Permitted 12.09.23

23/01900/FUL	Pinecroft, Newbold Pacey, CV35 9DP	Permission with conditions 20.09.23

8.3 Appeals - APP/J3720/W/23/3320698 Pinecroft, Church Road, Newbold Pacey.

It was proposed by Cllr Robinson, seconded by Cllr Parry and **RESOLVED** to submit the following objection to the planning appeal submitted to the Planning Inspectorate

Newbold Pacey & Ashorne Parish Council (NPAPC) wishes to object in the strongest terms to this application for Pinecroft being considered under Appeal.

NPAPC is not averse to a replacement dwelling on the site which is evidenced by its support for an alternative single storey design application for the Pinecroft site earlier this year which has subsequently been granted full planning permission.

The alternative single storey design also gained the support of Stratford District Council's planning case officer, the conservation officer, the ward member as well as Historic England. This clearly demonstrates the importance of a distinctive design which was more in keeping with the character of the neighbourhood.

It is therefore extremely disappointing that the applicant has chosen not to withdraw this application from Appeal in view of planning permission being granted for an acceptable alternative design.

NPAPC's concerns in respect of this application under Appeal remain unchanged in terms of the proposed dwelling's uncharacteristic design within this small hamlet, together with its scale, size and height. All these factors will generate substantial harm to the Conservation Area, the surrounding landscape area, and most importantly to the setting of the adjacent Grade II listed vicarage and the Grade II listed Church of St George. The parishioners are united in their views that if this appeal is allowed it would destroy the character of Newbold Pacey and in particular the historic gateway entrance leading to the Church of St George.

From a planning perspective the application fails to accord with CS5, CS8, CS89, CS20 and AS10 of the Stratford-on-Avon Core Strategy 2011 - 2031.

8.4 Provision for dealing with planning applications between meetings

It was proposed by Cllr Parry, seconded by Cllr Struthers and **RESOLVED**

- 1) Planning Applications for new dwellings, replacement dwellings, Class Q dwellings and large extensions - a meeting of the Parish Council is to be called, if the consultation period ends before the next scheduled meeting.
- 2) Trees – no representation will be entered
- 3) Listed Building Consent – no representation will be entered.

9. Financial Reports

9.1 Financial Report for the period 01.04.22 – 27.10.2023

Noted

9.2 Bank Statement and bank reconciliation

Noted and Cllr Struthers signed the bank reconciliation as being correct.

The Clerk was asked to investigate a savings account with Unity Trust, so the Parish Council can receive some interest against its reserves.

9.3 Payments made since last meeting held on 6th September 2023

Name	£
W.J. Robinson – Internal Audit	160.00
Water Plus 17.09.23 Direct Debit	13.36
Water Plus 17.10.23 Direct Debit	13.11
Clerk Salary September 2023 Direct Debit	
Clerk Salary October 2023 Direct Debit	
Unity Trust Service Charge	18.00

9.4 To authorise the following payments

Name	£
SLCC (Society Local Council Clerks) membership 01.10.23 – 30.09.24 (one quarter of full fee £177.00)	44.25

It was proposed by Cllr Parry, seconded by Cllr Struthers and agreed the payments listed in 9.3 and 9.4 be authorised.

9.5 Payments received

Precept £4,358.50

10. Allotments

- 10.1** The tenancy agreements were discussed briefly, but no changes were proposed.
- 10.2** The Clerk advised both the Allotments and the Fuel Allotment documentation which the Clerk has located, are both registered with the Charity Commission. The Clerk needs to investigate these documents further and contact the Charity Commission to establish if the Parish Council needs to be submitting any information.
- 10.3** The allotment holder for plot 8 was present at the meeting and talked the Parish Councillors through his proposals for his plot. The Councillors agreed to his proposals, the Clerk will confirm this permission in writing.
- 10.4** The cost of water provision for the allotments has remained the same, however, an additional £70 was added onto one direct debit payment to bring the account up to date. The allotment agreement allows for the water bill to be shared amongst all the plot holders.
- Options discussed in relation to the water bill
- Disconnect the water supply. Allotment holders would need to make their own arrangements for the storage of water.
 - Consider installing standpipes and individual meters to each plot
- Further discussion to be had.

Cllr Perry suggested installing a bench up at the allotments. Clerk to ask Cllr O'Donnell if she can assist in providing funding towards this.

11. Upper Lighthorne Healthcare Provision

This matter was covered in District Cllr Perry's report earlier in the meeting under Agenda item 6.

12. Solar Farm – Community Benefit

Councillors reviewed the information they have received from a parishioner who is versed in working with solar farm contracts. The Parish Council are inclined to pursue a one-off Community Benefit payment as opposed to a yearly amount. Clerk advised the Parish Council is entitled to ask for legal advice via WALC.

Clerk to contact Novus re their proposed contract.

13. School Clock

Deferred at the Clerk's request to January 2024 meeting

14. Standing Orders

Deferred at the Clerk's request to January 2024 meeting.

15. Parish Council Assets

Deferred at the Clerk's request to January 2024 meeting

16. Electricity Supply to phone boxes

The Parish Council is being charged for electricity supply to the phone box in Ashorne and the one in Newbold Pacey. The Clerk noted WALC has issued advice recently about electricity supply and telephone boxes. The Clerk wishes to investigate this further and will update at the next meeting.

17. Website provisions

It was proposed by Cllr Robinson, seconded by Cllr Perry and **RESOLVED** the Council's current website provision with Weebly be allowed to lapse and the Clerk take up new provision of a website via HugoFox.com at a monthly charge of £9.99 + vat.

18. Items for next Agenda

School Clock, Standing Orders in relation to GDPR, Parish Council Assets, Electricity supply to telephone boxes, Budget/Precept provision 2024 - 2025

19. Date of Next Meeting 3rd January 2024

Signed

Date