

# Ordinary Meeting of West Tytherley & Frenchmoor Parish Council

Monday 11<sup>th</sup> February 2019 at 7.00pm in King Edward's Hall

Present: Councillors: Cate Bell (CB) – Chair, James Little (JL), Mick Goulding (MG), Denise Long (DL), Lucia Homer (LH), Fiona Collier (FC), Tim Koetser (TK) and 32 members of the public.

## 1. Apologies for absence

Apologies received from Melanie Camilleri. CB expressed a wish on behalf of the parish council for Mel's full and speedy recovery

## 2. Open Forum

## 3. Ratify co-option of Tim Koetser

CB welcomed Tim Koetser (TK) to the parish council.

## 4. Declarations of interest

There were no declarations of interest

## 5. Minutes of the Ordinary Meeting held on 8 October 2018 were agreed and signed by CB

There were no matters arising from these minutes.

## 6. HCC update - Cllr Perry

Did not attend, and so no update

## 7. TVBC update – Cllr Jeffrey

Did not attend, and so no update.

## 8. NDP

Alan Bannister reported that the NDP continued to be a “work in progress” a full meeting will be held this week (13<sup>th</sup>) which will move things forward. TVBC will attend at working level. The referendum is planned for Autumn 2019 with the consultation period set for mid-May. (no later than 19<sup>th</sup>). The NDP draft and updates may be found on the village web-site; it would very helpful if someone could assist by keeping this site updated. This will facilitate improved flow of information, for example details of this week's meeting would become immediately available rather than awaiting the NDP report at the next parish council meeting. Anyone wishing to volunteer to assist should contact Alan Bannister.

## 9. Landquest

CB introduced Darren Harman and Sam Pinkus from Landquest and explained their presence at the meeting. An apology was tendered for the manner the item was presented on the agenda. This is not a planning application merely a possible process and the importance of any future development is that it should be community led as outlined in the NDP. A potential site has been submitted by the landowner to TVBC and the usual process would be for initial engagement to take place privately, but CB stressed that the parish council have a policy of complete openness and transparency and after correspondence exchange Landquest were invited to attend.

*Questions were asked both before and during the presentation and for the purposes of the minutes these have been summarised. A full list of questions and responses have been documented*

Darren Harman outlined that at this stage Landquest's purpose was to introduce themselves and find out the best way to engage with the community.

Landquest is a commercial company acting for the landowner, Patrick Trant; the land concerned is the area between Old Nails and Norman Court.

TVBC have a requirement for a 5-year land supply, based on needs assessment and landowners were asked to submit land for potential development, such a submission does not mean that the land is suitable or that a planning application will follow. The housing density is based on an agreed land-numeric formula even though the whole site may not be suitable for development in its entirety. A study is about to be presented by central government in which it is anticipated there will be changes to current policy and quotas.

Points of clarification were made by Alan Bannister - This land (north of Rectory Hill WT) was not identified by TVBC but by the landowner in response to the 5-year SHELAA (Strategic Housing (and Employment) Land Availability and Assessment) updated last November. The land is one of only three sites within our settlement (out of hundreds in the borough) identified in the SHELAA . TVBC have not selected any sites in our NDP area. When developing the NDP it was agreed that specific sites would not be identified however the NDP would lay down the criteria and potential need for development consistent with current TVBC settlement hierarchy (See TVBC Local Plan page 57 and Policy COM 9).

CB thanked Messrs Harman and Pinkus for their attendance and they left the meeting

## **10. Planning - MG**

### **(1) Jessum Cottage, The Village 18/02090/Fulls**

MG explained that the revised plans had not been sent to the parish council and correspondence had been exchanged regarding this with TVBC planning committee. The feedback from the parish council supporting this application was made to the planning committee. Outcome from planning committee – APPLICATION REFUSED

### **(2) Church Farm House, The Coach Road (garden wall) 19/00054/LBWS**

The wall which has listed building status had become damaged by a tree; a specialist contractor had been identified.

This application received the unanimous support of the parish council. There were no objections, comments or abstentions.

### **(3) Cleves Cottage 65, Red Lane 19/00119**

A comprehensive (53 page) report had been submitted with the application which gave extensive heritage and design detail. The conservation officer is fully in favour of the application which covers extensive renovation and refurbishment including re-thatching; windows; doors; internal kitchen improvements and re-cladding of the lean-to. The applicant Richard Tovey was present and gave further details of the proposed work particularly the external improvements.

This application received the unanimous support of the parish council. There were no objections, comments or abstentions.

### **(4) Trees – FC**

#### **The Old Forge Cottage, The Village 19/00131/TPOS**

Work to reduce an apple and magnolia tree and to remove a willow. The willow is not a significant tree nor is it a vulnerable or endangered species. The route moisture seeking root structure makes it an unsuitable tree for residential setting and there have been no objections or concerns expressed about its removal. Outcome – no comment.

## **11. Sale of garages 1-6 (with vacant possession) at Dean Road - MG**

This is not a planning issue. The sale was highlighted to the parish council who contacted the owner (Aster Group) requesting they explain their process and to give them feedback which had been received from local residents. A prompt response was received advising that the enquiry should be sent to the company directors. Other than a letter acknowledging receipt (6<sup>th</sup> February) of this correspondence there has been no response from Aster. A follow up request for a reply together with an invitation to attend this meeting has also received no response. The auction is set for 14<sup>th</sup> February. Concerns were then expressed to the parish council that tenants had been given notice to quit and enquiries regarding future parking provision were told to refer to HCC or TVBC. There were also concerns about a significant oak tree which could be at risk if this site is developed.

### **Action**

- LH – To contact HCC and TVBC in relation to parking provision.
- FC – To liaise with Dermot Cox Tree officer TVBC
- MG – To follow up with Aster again and to monitor the auction outcome on 14.02.19

## **12. Broadband – CB**

The Virgin Broadband meeting was held at the Church on 7<sup>th</sup> February and was well attended with 65 households represented.

The start date for the build is now set for 25<sup>th</sup> February and everyone will be updated through public forums.

## **13. Highways – LH**

Nothing to report

## **14. Recreation Ground - JL**

Nothing to report and will be handing over responsibility to TK

## **15. Footpaths – JL**

Busy walking the footpaths and identifying works needed and has developed a plan of action for stile repairs; request made for people to report anything which needed attention or repair.

## **16. Lengthsman – DL**

Enquiries made with Alison Lowry to establish how much money is available and to confirm the date by which the monies must be spent. It is believed that funds cannot be carried forward to the next year. There is currently £1,413.00 available so any requests for work should be either emailed to DL or posted on the Village Square Facebook page, promptly.

## **17. War Memorial – DL**

No works required.

## **18. Agenda Item 33/19 - Finance**

Deferred to next meeting

## **19. Agenda Item 34/19 Election Process**

Deferred to next meeting

## **20. Agenda Item 35/19 – Website and Mobile applications compliance and accessibility**

Deferred to next meeting

## **21. Correspondence**

Correspondence already dealt with in item - 9 (Landquest) and item 10 (garage auction).

## **22. Parish Council Meetings**

- Annual Parish Meeting – Monday 13<sup>th</sup> May 2019
- CB requested that the date change of the July Meeting from July 8<sup>th</sup> to July 1<sup>st</sup>.

## **23. Any Other Business**

DL – Fete funds have now been dispersed and thank you letters received.

JL – Date and planning for the village clean up. **Action** – agenda item for next meeting

Being no further business, CB closed the meeting at 8:00pm

**Date of the next Council meeting - Monday 11<sup>th</sup> March 2019 at 7pm in King Edward's Hall**

DRAFT MINUTES TO BE SIGNED AT NEXT MEETING OF THE PARISH COUNCIL