

Wolfhampcote Parish Council Minutes
Flecknoe Village Hall, Flecknoe
14th November 2024

| | | |
|---|---|--|
| 1 | <p>Present: Diane Aldersley (DA) Chair Helen King (HK) Andrew Brown (AB) John Lee (JL)</p> <p>Bo Pewtress - Clerk</p> <p>Apologies Claire McGregor (CM) Councilor Keeling</p> <p>Members of the Public 6</p> | |
| 2 | <p>DECLARATION OF INTEREST HK and AB in relation to the recreation field</p> | |
| 3 | <p>MINUTES OF PREVIOUS MEETING Minutes of 18th September to be agreed HK requested amendment be made to section 6 to include Cllr Keeling name instead of “I”</p> | |
| 4 | <p>MATTERS ARISING Richard Hughes from Warwickshire Rural Community Council (WRCC) who are a charity funded by the government. Richard is a Rural Housing Enabler recognise a shortage of affordable homes in rural areas. Richard works with Parishes to see if WRCC can help and is in this role until end of March 2025. Richard suggested the Parish carry out a housing needs survey where the whole Parish are invited to complete the survey. Once completed, Richard will then create a report of the housing needs of the Parish. If there is a need for affordable housing, the Parish Council would engage with a builder, with preference to local people who would have first refusal over the properties in order to keep local people within the village. DA asked who qualifies as a “local person”? Richard advised he can provide the full criteria; however main links are those who currently live within the Parish/work within the Parish/born within the Parish or have a genuine link to the village. Richard advised it is usually small discreet developments that are built, average size of 9 properties depending on the outcome of the survey. Richard noted there are usually misconceptions of “affordable housing” and confirmed affordable housing isn’t necessarily social housing. Shared Ownership can be made available and discounted market sale price if needed. Richard explained if there were no interest from any local persons, the criteria is widened. But feels this is unlikely to happen. HK asked what keeps the houses affordable and gave the example the ex-council houses are the smaller houses in the village but are no longer considered affordable. HK also asked if these houses can be extended in the future to make them more valuable? Richard advised there will be certain types of restrictive covenants in place to prevent houses being sold beyond market value and prevent extensions without permission from the Local Authority. JL asked who ensures the houses requested are actually built? Richard replied with the build would be heavily sanctioned by local authority and the Parish Council would be kept involved.</p> | |

| | <p>DA asked is this a project from the current government or previous government? Richard advised it is a bit of both. HK commented the village already suffers with issues surrounding drainage/sewerage/infrastructure, how would this be supported with building more houses? Richard advised there will be certain obligations agreed between the local authority and developers within Section 106 agreements the developers must satisfy to overcome these issues. JL raised that there are issues with obtaining planning permission in this village, how easy would it be to obtain planning permission for more houses? Richard said there are slightly different rules with a rural exception site which such development would fall under. DA asked how robust is the legal framework around the affordability? Richard commented that it is written into the local authority paperwork and covenanted within the title documents for each home they build so will be binding on the properties forever. A Parishioner commented the Parish completed a housing needs survey around 15year ago but keen to look at this issue again. The Parishioner asked if Richard is talking to neighbouring villages to look into “cluster arrangements”? Richard advised no he is not; he covers North Warwickshire only.</p> <p>Richard advised the Parish Council to discuss and if it is something we wish to pursue to get in touch with him, there is no obligation.</p> <p>Thanks to Richard for coming to speak to us.</p> <p>The Parish Councillors all agreed to carry out survey.</p> <p>CM asked for the AGM to be moved from 1st May 2025 due to RBC using VH for the elections. All Councillors agreed to push the meeting back by one week to the 8th May 2025</p> | Clerk – to obtain survey | | | | | | |
|-----------------|--|--|------------------|--------|-----------------|--|--|--|
| 5 | <p>OPEN FORUM to Members of the Public Parishioner raised concern of the state of the road near The Old Vicarage. AB advised for Parishioner to log with fixmystreet so Council are made aware. Parishioner commented on the scruffiness of the verges around the village. DA advised this is in hand with local farmer and verges will be cut in due course. Parishioner commented there is water coming from the land at Hillview House and covering the road. HK proposed PC send a letter to the land owner to request they resolve the water issue</p> | HK & DA | | | | | | |
| 6 | COUNCILLOR KEELING Updates | | | | | | | |
| 7 | <p>PLANNING MATTERS</p> <table border="1"> <thead> <tr> <th></th><th>Planning Details</th><th>Status</th></tr> </thead> <tbody> <tr> <td>R24/0783</td><td>Prior approval change of use of agricultural building to 1 dwellinghouse (Class Q) at NETHERCOTE BARN, NETHERCOTE ROAD, FLECKNOE, RUGBY, CV23 8AS</td><td>Awaiting Decision – extended to the 6th December</td></tr> </tbody> </table> | | Planning Details | Status | R24/0783 | Prior approval change of use of agricultural building to 1 dwellinghouse (Class Q) at NETHERCOTE BARN, NETHERCOTE ROAD, FLECKNOE, RUGBY, CV23 8AS | Awaiting Decision – extended to the 6 th December | |
| | Planning Details | Status | | | | | | |
| R24/0783 | Prior approval change of use of agricultural building to 1 dwellinghouse (Class Q) at NETHERCOTE BARN, NETHERCOTE ROAD, FLECKNOE, RUGBY, CV23 8AS | Awaiting Decision – extended to the 6 th December | | | | | | |

| | | |
|-----------|--|----|
| 8 | VILLAGE HALL Update CM – See report No objection from the Councillors to movement of notice board outside VH. HK recalls they have previously measured and it won't fit on the opposite side and it needs to be fixed to a strong wall, not the side of porch | |
| 9 | RECREATION AND CRICKET FIELD Update DA – See report JL confirmed if equipment is VAT PC can claim that back. Invoices need to be addressed to PC. | |
| 10 | HIGHWAYS Update No news from Richard at Highways or Dale Keeling yet. DA is to log with fixmystreet for big oak tree to be tidied up as believe it is a council owned tree AB – Richard is in charge of road safety and Richard can action any requests if the tree affects the road | DA |
| 11 | FOOTPATHS HK – public bins; speaking to RBC Friday 15 th November regarding bin arrangements. The stile opposite caravan park up Bush Hill Lane is in need of repair, however there is a gate next to the stile that is openable. | |
| 12 | ENVIRONMENT Maintenance of Allotments JL advised they will winterproof the taps by end of week and repair shed roof JL – approached EON and Warwickshire Street Lighting and requested a quote to replace the current lights with solar lighting. JL waiting on quote from EON. Warwickshire Street Lighting –have given no response. JL needs 2 quotes for comparison. JL needs to know the cost in order to adapt precept. DA – can JL ask Cllr Keeling to assist? Events: No events | JL |
| 13 | PARISH MAINTENANCE Maintenance of Defibrillators – all maintained reminded by regular emails into Wolfhampcote PC emails | CM |
| 14 | CORRESPONDENCE | |
| 15 | FINANCE DA signed Bank Reconciliation VH Accounts; JL advised hiring income is over £1,000 for the year which is good news. Income from whist, tea and chat and yoga classes deliver circa £1500 - £2,000 over the year. The VH account is healthy. Churchyard maintenance; PC have been asked to make a contribution of £250 to mow the grass and keep churchyard tidy. All Councillors in agreement to continue to contributing towards the maintenance. | |

| | | |
|----|---|--|
| 16 | <p>Communications:</p> <p>.gov.uk movement – see report from AB</p> <p>DA explained to the Parishioners present that this is an option to move the PC website to a uk.government domain to give us security.</p> <p>JL noted we need to move quickly to set up before current website is up for renewal in March 2025.</p> | |
| 17 | <p>For next Agenda:</p> <p>DA asked if WALC and NALC correspondence can become a standing item on the agenda and for Clerk to advise of the main points from the previous few months.</p> <p>DA suggested putting a survey out to Parishioners to see if anyone wants to access the PC meetings online</p> | |
| | | |

Meeting Closed at 9.07pm

Next Meeting 16th January 2025 at 8pm – Flecknoe Village Hall