

Alderminster Parish Council

Ordinary meeting of the Parish Council

Wednesday 16th March 2022
Alderminster Village Hall 7.30 pm

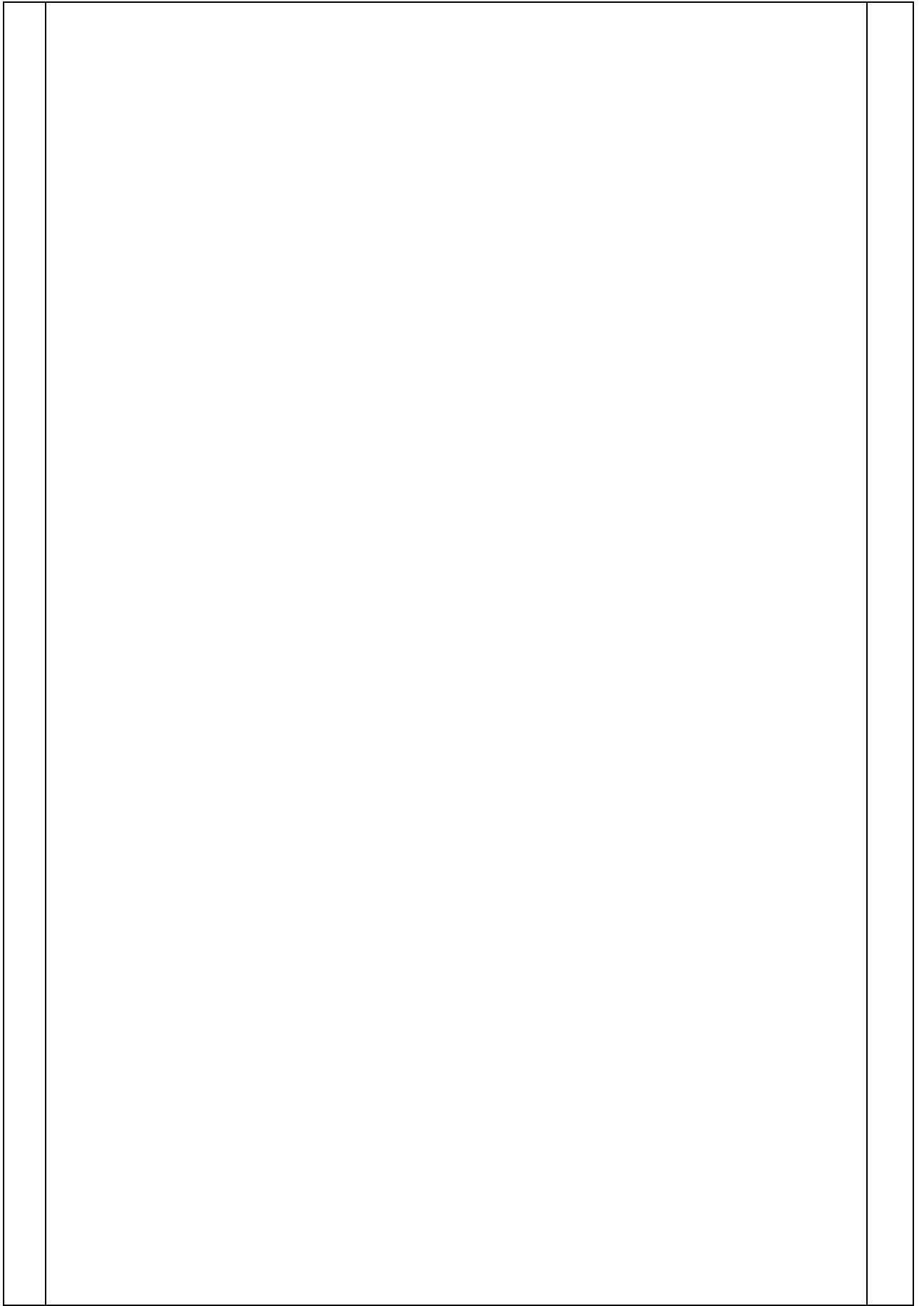
Present: Cllr Mark Meadows
Cllr John Melville
Cllr Chris Mason-Bailey
Cllr Lesley Casley
Mrs M Norman (Parish Clerk and Responsible Financial Officer)

Also present: 1 member of the public

	<p>Cllr Mark Meadows agreed to chair the meeting in the absence of the Chairman.</p>	
1	<p>Apologies: Apologies for absence were received from Cllr Karen Jones, Cllr Ian Sloan, Cllr Izzi Seccombe and Cllr Penny-Anne O'Donnell.</p>	
2	<p>Declaration of interests: There were no declarations of interest.</p>	
3	<p>Questions from the public: A resident asked whether a condition survey of the collapsed culvert (item 6) could include the whole of the culvert, not just the part that lay in Churchill Meadow. The acting Chairman, responding, said that he intended to propose that the whole culvert should be examined.</p>	
4	<p>Minutes of the previous meetings: The minutes of the meeting on the 19th January 2022 were accepted as an accurate record and were signed by the Chairman.</p>	
5	<p>Rural Housing Needs Survey: After discussion, it was resolved to conduct a Housing Needs Survey in the village. The clerk was asked to inform Warwickshire Rural Community Council accordingly.</p>	
6	<p>Condition survey of culvert: Cllr Meadows proposed investigating the condition of the culvert that ran from beside Tithe Bungalow under the road into Churchill Meadow. He said that a jetter and camera should ascertain whether there were any problems in the culvert as he feared that the culvert was liable to silt up unless remedial steps were taken. He anticipated that the survey should cost in the region of £500. It was resolved to proceed with the survey, subject to permission being given by the respective landowners. The clerk was asked to write to Warwickshire County Council and Sheldon Bosley Knight requesting permission.</p>	

7	<p>District and County Councillors' reports:</p> <p>There were no reports to be made. Cllr O'Donnell had sent through her monthly update and this had been sent to Councillors and posted on the website.</p>	
8	<p>Chairman's report:</p> <p>The Chairman sent through a report in which she said that Cllr O'Donnell had arranged a meeting on The Old Stour with an officer from Stratford District Council's Building Control. This meeting was to discuss the Parish Council's concern about build and maintenance of the public open space at The Old Stour. The Chairman was now in communication with Adrian Harding, the Interim Head of Development at Stratford District Council, about these issues. The Chairman and Clerk had also attended a meeting with Barwood Homes to consider a commuted sum for the public open space if the Parish Council should decide to adopt it. Because of a conflict of interest, Cllr O'Donnell had nominated a substitute ward member to represent Alderminster residents on this matter. The substitute is Cllr Trevor Harvey, the District Councillor for Shipston North.</p> <p>Cllr Feilding had arranged a meeting with representatives of Rosconn Strategic Land and Stansgate Planning to discuss planning application 21/01197/OUT for the construction of up to 17 self-build/custom build houses. An officer from Stratford District Council was in attendance and his notes are available to view at Stratford-on-Avon District Council: Eplanning. Rosconn were informed of residents' concerns about the drainage plan for this application and the inadequacy of the previous drainage plans approved by SDC for planning application 14/02372/OUT.</p> <p>Residents had voiced their concerns to Severn Trent who offered to meet the group. The Chairman co-ordinated the meeting which was also attended by the LLFA. Residents are worried about the proposal to use The Old Stour's foul drainage system for the discharge of surface water from the proposed development, and the continued use of a private ditch and culvert for channelling land drainage to the river Stour, as this is causing regular flooding to a resident's property.</p> <p>On the 2nd March the Chairman had also attended a virtual meeting of the Overview and Scrutiny Committee. The committee agreed to create a Task and Finish group to inform a revised policy approach to custom and self-build housing.</p> <p>The Slow Down signs had been delivered and the Chairman hoped to be able to fix these to the planters in April'</p> <p>A resident had expressed gratitude for completion of the backwash bridge.</p>	
9	<p>Clerk's updates:</p> <p>a) The clerk and Chairman had had a virtual meeting with Matt Wright of Barwoods. The Chairman had requested clarification of a number of points, namely responsibility for maintenance of the private cellular and Highways cellular storage soakaways, responsibility for maintaining the hedges bordering the A3400 and whether part of the public open space had been sold to a private occupier as it was now fenced off. The soakaways would be the responsibility of whoever adopted the public open space, as would maintenance of the hedges. No part of the public open space had been sold to a private occupier. As requested at the last meeting, the clerk was sent a copy of the drainage plan for the site and this was given to councillors. b) The clerk added some more detail to the report given by the Chairman in respect of the meeting with Rosconn. The land drains put in as part of the development scheme for The Old Stour were not fixed properly, leading to flooding of The Old Stour. According to Rosconn, this had now been remedied by putting in an emergency drain on private land. They also said that during their meeting with Warwickshire County Council in</p>	

	<p>2021, WCC said that the flooding problems were caused by landowners not maintaining the ditches for which they were responsible. The LLFA, allegedly, was unable to get the landowners to comply.</p> <p>c) The step down from the backwash bridge had now been completed.</p>	
10	<p>LGA Code of Conduct: It was resolved to adopt the LGA Code of Conduct recently adopted by Stratford and Warwick District Councils.</p>	
11	<p>WALC renewal of membership: It was agreed to renew the Parish Council's membership of WALC at a cost of £198.00</p>	
12	<p>Planning applications:</p> <ul style="list-style-type: none"> i) 22/00507/COUQ Hill Farm, Alderminster: proposed change of use of agricultural barn to single residential dwelling. It was agreed to object to this application. ii) 22/00521/VARY Land adjacent to Tithe Bungalow: variation of condition 2 of planning permission 17/03486/FUL to allow for 2 rooflights in the front (north east) roof plane. No representation was made to this application. <p>And to note the results of the following planning applications:</p> <ul style="list-style-type: none"> i) 22/04062/FUL The Summer House, Alderminster: permission granted for proposed extension and alteration to existing dwelling. 	
13	<p>Accounts for payment and finance matters: The following payments were approved and authorised:</p> <ul style="list-style-type: none"> i) HSBC (bank charges) - £8.00 ii) Clerk's salary (January) - £** iii) HMRC (income tax) - £** iv) Karen Jones (expenses) - £10.00 v) Village Hall (hall hire) - £66.00 vi) Roadsigns Direct (signage for planters) - £215.03 vii) Clerk's salary (February) - £** <p>The Chairman signed the supporting documentation.</p>	
14	<p>Correspondence Communication from Stratford District Council concerning the new 123 waste service commencing August 2022; a letter from a resident of Loxley concerning the state of the lay-by at the top of Blue Lane. It was agreed that this should be reported to the police at the new quarterly meeting.</p>	
15	<p>Councillors' reports and items for future agenda: Setting of dates for an extraordinary meeting re the public open space and the Parish Meeting.</p>	
16	<p>The meeting closed at 8.40 pm.</p>	



--	--	--