

Salford Priors Parish Council

To all Members of the Council

You are hereby summoned to attend an ordinary meeting of the Salford Priors Parish Council to be held in the Memorial Hall, Salford Priors on Wednesday 19th September at 7.00pm for the purpose of transacting the following business only.



Donna Bowles
Clerk to the Council

Thursday 13th September

MEETING AGENDA

| | |
|-----------|---|
| 1. | Apologies: To receive apologies and agree the reason for absence. |
| 2. | Register of Interests: Members are reminded of the need to keep their register of interests up to date. Members are reminded that they must act solely in the public interest and should never improperly confer an advantage or disadvantage on any person or act to gain financial or other material benefits for themselves, their family, a friend, or close associate. Disclosure of Interests Members to disclose any disclosable pecuniary interests in items on the Agenda and their nature. Members to declare any other disclosable interests in items on the Agenda and their nature. |
| 3. | Open Forum Chairman to Move: The Meeting & Standing Orders be now adjourned: a. Open Forum: At the Chairman's discretion residents are invited to give their views and question the Parish Council on issues on this Agenda, or raise issues for future consideration. Members of the public may not take part in the Parish Council Meeting. There will be no discussion by members of the Council during this session but the views expressed may be considered later as part of particular agenda items. During this period, in accordance with the revised Code of Conduct, members of the Council who have a disclosable interest (but not a disclosable pecuniary interest) in an item on the Agenda may also make representations, answer questions, or give evidence relating to that item. b. Open forum for the under 18s. c. To receive the Ward Member's reports (3 minutes maximum each Ward Councillor) |
| 4. | Chairman to Move: To close the adjournment and the suspension of Standing Orders. |
| 5. | Minutes: To approve the Minutes of the Parish Council Meeting held on Wednesday 18 th July 2018 at the Memorial Hall, Salford Priors. |
| 6. | Clerk's Progress Report : Included in agenda pack |
| 7. | Planning Matters: Planning Matters To Consider : a) 18/02357/FUL & 18/02358/LBC – replace current windows with more suitable materials (timber) and a design which respects the historic property. Replace current rear extension |

Salford Priors Parish Council

with more suitable materials (timber) and a design which respects the historic property. Remove the rendering carried out on the north and south elevation at 70 Wood Bevington Rd, Wood Bevington, B49 5LX.

b) Planning Applications to Note :

- c) **18/02058/FUL** – Construction of 2 detached houses with access to Station Rd, turning and parking area and flood compensation measures at The Old Forge, Station Rd, Salford Priors. Following email consultation the Parish Council responded as follows:

“This site has been allocated within the Neighbourhood Development Plan for new housing development Policy SP6/1, however, this site in terms of planning constraints is one the most important of all of the allocated sites as it forms the principle key gateway to the village and the conservation area. Any development should therefore make a positive contribution to the visual character and appearance of the area.

By ensuring a high quality of design it has the potential to visually improve the gateway to the village / conservation area and soften the impact of the industrial manufacturing site opposite.

The topography of the site would require site levels to be raised and lowered therefore it is important for the design and number of housing units to be right; the neighbouring property The Old Forge has been listed as a building of Local Importance NDP Policy SP2 and it is therefore essential that the development of this site does not have any detrimental impact on the this property.

The current application of two large houses would not be in keeping to retain the historic character or architecture, the development of the site should be either be i) two modest cottage style dwellings with roof dormers that would be subservient to The Old Forge, or, ii) one large dwelling in a traditional Farm House Style set in large grounds that would dominate The Old Forge.

Any new development should improve the quality of the public realm to maintain a strong sense of place reflecting the character and the distinctiveness of the parish.

The orientation of the proposed development should be in the context of the setting and the topography of the site, it is an importance consideration as is the retention and protection of all of the existing mature trees.

NDP Policy SP3 seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community and as such meets the conditions of the strategic polices contained within the SDC Core strategy.

Whilst NDP Policy SP6/1 states approximately 2 dwellings a decision on numbers should be based on proportionate robust evidence taking into account all of the other adopted policies of the Neighbourhood Development Plan.

The Design and Access Statement Summary and Conclusions is misleading at:

S1 “Land here is allocated for 2 houses” it should read Land here is allocated for approximately 2 houses.

S3 “No published Conservation Appraisal on the SDC Web-Site” whilst the conservation appraisal may not be published on the website there is a published conservation appraisal and review which the Agent is fully aware of, which states at 3.1 Station Road that the designated conservation area starts at The Old Forge this development incorporates a number of out buildings to Arrow Bank (Listed) In particular is a range of brick buildings and a boundary wall

Salford Priors Parish Council

which define Station Road very strongly marking the village entrance.

There is also a concern over the proposed site entrance - the Parish Council would prefer a shared access with The Old Forge.”

d) **18/02528/TPO** – G1 – yew x 2 – fell at Hill View, Abbots Salford, Evesham, WR11 8UT.

Following email consultation the Parish Council responded as follows:

“The trees are a predominate feature on the street scene of Abbots Salford and should therefore be retained as such. The Parish Council would question the allegation made by the applicant that structural property damage is being caused by the trees and would request a structural engineer's report to substantiate the damage claim. Both trees are on the south corner of the property and will create some shading to one quarter of the house.

These trees received an overall canopy reduction some years ago and it is the Parish Council's recommendation that a further canopy reduction takes place in preference to the proposed felling.”

e) **18/01808/FUL** - Conversion of agricultural buildings into three dwellings with all associated works at Wood Bevington Farm Wood Bevington Alcester B49 5LX. Further to last meeting comments were made by Cllr James, which Clerk posted on Planning Portal.

“Salford Priors Parish Council raise no objection to the proposed conversion however make the following comments:

The barns associated with this application are in the curtilage of Wood Bevington Manor which is a Listed Grade 2* former farmhouse dating back to the mid 16th century, therefore the Parish Council would like conditions imposed to protect the archaeological importance of the site.

That the Public Footpath AL186 that runs along the Western boundary remains open and unobstructed at all times.

Protection measures are taken for all trees that lie within the cartilage of the site and its boundaries.

Policy SP10 of the Salford Seven Neighbourhood Development Plan supports the conversion of redundant buildings for housing and other uses subject to criteria being met, this application meets several of the NDP's criterions.

This proposal would provide additional housing to address the needs of the district, boosting the supply of housing as a windfall site, however, the Parish Council raise concern that this the forth application for conversion of redundant agricultural buildings by this applicant within the Parish with none of the other sites in the process of being developed or sold, the Parish Council do not wish to see a bank of planning permissions with no prospect of commencement of development and the delivery of housing units.

The Parish Council would not wish to see these “dormant” applications have a detrimental impact on any future application were delivery of housing opportunities outside the main settlement can be delivered and the housing need met.”

Planning Decisions :

f) **17/02475/FUL** – Full application for the development of 14 new dwellings, car parking and SUDs provision at land at Evesham Rd, Salford Priors. Planning permission granted with conditions.

g) **17/02076/OUT** – Construction of up to 68 dwellings, a new village green, new roads, footways, community car park, drainage and highway improvement works to School Rd and noise attenuation bund at land off School Rd, Salford Priors.

Salford Priors Parish Council

| | |
|------------|--|
| 8. | Playing Field: Inspections – To receive a report from the Clerk on Playing Field Inspections (included in agenda pack) |
| 9. | Working Groups & Other Update: a) Christmas Tree Switch On – meeting set for 26 th Sept. b) A Nation’s Tribute – to receive report (included in agenda pack) following meeting on 12 th , along with income and expenditure. c) Communications – to consider increasing number of Members in group. Next meeting set for Mon 24 th Sep. d) NDP/Cycleways – to receive report following recent meeting. Next meeting set 1 st Oct - 7pm. e) Playing Field – to receive report (in agenda pack) and consider closing this group f) Streetlights – to receive report (in agenda pack) & recommendations following recent meeting g) Amenity – to receive report following recent meeting h) Staffing – to consider the approval of amended Grievance & Disciplinary Policies |
| 10. | Highways : a) To note Lengthsman’s jobs issued from last Council meeting; comment on progress b) To consider future tasks to be issued to the Lengthsman |
| 11. | GDPR: a) To note Clerk has issued Processor Agreements to Internal Auditor and Edge Finance b) To note Clerk has completed a data audit schedule |
| 12. | Allotments: a) To consider the way forward for the allotments, together with financial assessment (included in agenda pack) b) To consider quotes for clearing vacant plots |
| 13. | Community: a) To consider grant application for 1 st Salford Priors Rainbows b) To consider a response to the recent streetlight petition c) To receive update from BT re adoption of telephone box d) Memorial Garden – to receive report following recent meeting, along with income and expenditure details and to consider the advice received from John Crossling (WALC). |
| 14. | Rights of Way : To receive report from Cllr Penn on the Public Rights of Way within the Parish |
| 15. | Matters raised by Councillors: Matters raised by Councillors are considered under this item. Councillors are also invited to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. <i>(At the discretion of the Chairman Councillors may raise items at the meeting if considered necessary and urgent).</i> a) Cllr Gordon - to discuss the possibility of having a parish covenant written for serving soldiers and veterans in the village. b) Clerk – to consider adopting Publication Scheme and associated policies |
| 16. | Consideration of Correspondence Received : (Yellow Papers) None |
| 17. | Correspondence to Note: <i>(‘Correspondence to Note’ items are held in a Circulation Folder available to Councillors during Parish Council Meetings. The Clerk will provide individual copies of correspondence for retention if required).</i> a) Delegated Powers to Determine Planning Applications (emailed 18.7.18) b) To note response regarding the draft Strategic Housing Land Availability Assessment 2018 c) Donation from SPATS in the sum of £1,041.75 towards the Memorial Hall Garden project |

Salford Priors Parish Council

| | |
|-----|--|
| 18. | Finance : General (<i>Pink Papers</i>) a) To receive external audit report (emailed 6.9.18) b) To consider photocopier contract c) To consider quote for new website d) To consider an amount for donation for de-fib training e) To acknowledge new streetlight energy contract. (emailed f) To note a retrospective amendment to online Bank authorisation payments. g) Consideration and approval of the payments and transfers listed in Appendix A h) To agree 2 Councillor Signatories to sign the cheques/BACS remittances for payments listed in Appendix A i) To note the bank account balances |
| 19. | Date of Next Meeting: To confirm the date of the Ordinary Parish Council Meeting at 7.00pm on Wednesday 17 th October at the Memorial Hall Salford Priors. |
| 20. | Closure of Meeting : |