

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 18th October 2017 at 7.00pm for the purpose of transacting the following business only.



Donna Bowles
Clerk to the Council

Thursday 12th October 2017

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. Headteacher's report from Salford Priors Primary School 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 20 th September 2017 at the Memorial Hall, Salford Priors.
6.	Clerk's Progress Report : The Clerk to report on the following items : a) Tree works at St Matthews Churchyard b) Missing 30mph sign at Station Rd c) School Rd footways from Tothall Lane to Iron Cross

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	<ul style="list-style-type: none"> d) Bird mouth fencing installation on B4088 e) New Weethley sign f) Restoration works on the adjoining field at the Bovis site at Alamo g) Road tube survey h) Overgrown hedge on School Ave
<p>7.</p>	<p>Planning Matters:</p> <p>Planning Matters To Consider:</p> <ul style="list-style-type: none"> a) 17/02475/FUL – Full application for the development of 14 new dwellings, car parking and SUDs provision at land at Evesham Rd, Salford Priors by Mr & Mrs Pettifer and Terra Strategic b) 17/02695/FUL – proposed single storey rear extension and new front porch at 13 Rushford Cottages, Salford Road, Rushford by Mr Will Parry. c) 17/02606/FUL – Construction of a fence at Priory Cottage, Station Rd, Salford Priors by Mr Graham Howard. <p>Planning Applications to Note:</p> <ul style="list-style-type: none"> d) 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 Road. All matters reserved except access. At land off School Rd, Salford Priors Lone Star Land Ltd. <p>Salford Priors Parish Council fully supports this application.</p> <p>A principle policy (SP.8) of the adopted Salford Seven Neighbourhood Development Plan (NDP) is the development of land at Orchard Farm School Road Salford Priors, the embryo of this policy was developed through public consultation and then with the land owner / developer to develop a scheme that was community led providing additional housing above the required number that the Core Strategy had proposed.</p> <p>The development of this land was a prime objective for the NDP group to bring social cohesion to the village whilst at the same time providing a village green / recreation area, parking for existing residents, parking provision for the shop, highway improvements and improving highway safety and traffic management outside the local primary school.</p> <p>Whilst the proposal would result in a departure from the core strategy Policy CS.19 the district council's preferred mix of house types as this application proposes 70% 4 +bed market housing, when the preferred mix of the district council is between 15-20%.</p> <p>Core Strategy Policy CS.19 is based on a district wide housing assessment whilst our Policy SP.8 is based on Parish Consultation.</p> <p>The Orchard Farm site is an exceptional site in Salford Priors which is a village of two halves, the older section below the school is of private character properties that lend itself well to the conservation area, whilst above the school it takes the appearance of former local authority housing stock, the proposed development built around a new village green fronting School Road integrates these two aspects as it will form a link through social inclusion and will enhance the street scene therefore joining the village.</p> <p>The NDP group carried out an assessment of the current housing mix within the village and how any new development would shape the future of the village. Within this assessment and through public consultation the NDP group considered the likely future demand / aspiration from private buyers in terms of bedroom numbers for this particular location. The demographics of the area together with the social economic profile of the village was also taken into account, Salford Priors is an ageing community and this proposal will offer both</p>

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existing and new residents an opportunity to stay within or move to the village.

The future needs of the parish in terms of housing mix can be met by the three allocated housing sites within the Salford Seven Neighbourhood Development Plan 2015 to 2031, of which one is the application site, and the non-allocated (windfall) Alamo/Bovis Homes development of 60 houses - "land west of Alamo Group Europe Ltd, Station Road, Salford Priors", ref 14/01126/OUT and 15/04547/REM . Of the 60 houses on the Alamo / Bovis Homes site, 32 are 2 bed (53%) 23 are 3 bed(38%); 91% are 2 or 3 bed. 85% of the market dwellings are 2 and 3 bed houses.

The 4 and 5 bed dwellings proposed on this application site will be available for purchase by existing local residents looking for a bigger property within their parish, where the existing supply of larger houses is limited. The imbalance of many small houses in the parish will be compounded by the Alamo / Bovis development. The Parish Council are satisfied that based on the available evidence of local market circumstances the proposed housing mix is acceptable.

In short, this is an exceptional scheme that has been designed by the local community and the Neighbourhood Planning Group through several public exhibitions and through Policies SP4, SP6 and SP8 of the Salford Seven Neighbourhood Development Plan 2015 to 2031.

It provides a large village green with a crescent of housing scheme, public footpath and safe cycle links. It is a scheme that has come out of the NDP process and is, in essence, our scheme. Thus the housing mix is largely a consequence of good urban design and localism - the vision of the Neighbourhood Plan.

The built development will create a strong frontage creating a strong sense of enclosure and natural surveillance to the village green, the existing public rights of way will be protected and integrated within the open areas of the site providing social cohesion and integration from the very start of the occupation of the proposed dwellings.

An "ordinary" scheme would propose around 400 dwellings at the medium density (30dw/ha) across the whole SP8 allocated site which would be totally unacceptable to local residents and many statutory bodies.

In conclusion this development is a cornerstone policy of the NDP and for it to fail at outline planning will re-enforce the conception that the district council is paying lip service to public opinion on planning matters and more importantly going against an adopted Neighbourhood Plan which forms part of the District Council's planning policy. A plan that provides a clear vision for the parish.

The proposal provides community gain and benefits, the site is centrally located and has no impact on the conservation area or any listed buildings, a low density site encouraging good quality design with housing built to a Warwickshire vernacular, a high quality housing scheme with the scope for generous good quality landscaping.

Policy SP.8 of the Neighbourhood Development Plan delivers a choice of high quality homes requiring good design, conserving, enhancing the local environment and seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community therefore this policy is in general conformity with the Stratford on Avon District Core Strategy. The NPPF states that Neighbourhood Development Plans are able to shape and direct sustainable development in their area

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	<p>Salford Priors is a Category 2 Local Service Village and this development within the heart of the village meets many of the aims of the core strategy delivering housing, economic regeneration and social inclusion.</p> <p>This application provides a unique and exciting prospect of having a housing development designed by the public from the outset based on public involvement and not developer led fulfilling the vision of the adopted Neighbourhood Development Plan.</p> <p>Therefore Outline Planning permission should be granted.</p> <p>Planning Decisions :</p> <p>e) 17/02564/COUNTY – Variation of conditions 1 & 37 of permission ref S2141/07CM032 to allow importation of soil conditioner at Marsh Farm Quarry, School Rd, Salford Priors. No objection</p>
8.	<p>Neighbourhood Development Plan: To consider setting up a Working Group to look at projects within the NDP.</p>
9.	<p>Playing Field:</p> <p>a) Inspections – To receive a report from the Clerk on Playing Field Inspections b) To receive report from Clerk regarding new goals becoming loose. c) To consider quote from Wicksteed for annual playing field inspection. d) To consider repairing the fence between the school and the playing field e) To receive update from Playing Field Working Group</p>
10.	<p>Highways :</p> <p>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</p>
11.	<p>Allotments: To consider quotes for a water trough</p>
12.	<p>Amenity:</p> <p>a) Complaint from a resident regarding poor quality mowing b) To receive a report from the Amenity Working Group regarding the contractor performance to date.</p>
13.	<p>Community :</p> <p>a) To receive TOPS Accounts 2017 & Chairman & Treasurer’s Report 2017 b) To consider way forward regarding Speed Gun Group c) To consider contacting Stratford District Council regarding the bus stop opposite the shop going rusty. d) To consider holding the Annual Parish Meeting prior to the Parish Council meeting on 18th April 2018. e) To receive feedback from the Section 106 monies meeting recently held between Cllrs Green & Stedman.</p>
14.	<p>Rights of Way : To receive report from Cllr Penn on the Public Rights of Way within the Parish</p>
15.	<p>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></p>
16.	<p>Consideration of Correspondence Received : (Yellow Papers)</p> <p>a) To receive quotes for supplying and planting trees in Salford Priors Primary School b) To consider a response to the consultation regarding the precept consultation (sent via email 2.10.17) c) To receive report from Clerk regarding problems with car parking by the bus stop outside</p>

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	<p>the shop and consider a response to a letter from the resident.</p> <p>d) To discuss the proposal from Angus Soft Fruits to put a more permanent store/shop set back slightly from its current location.</p> <p>e) To receive quote for planting the legacy tree and decide a planting date.</p> <p>f) To consider quotes for Christmas tree lights for the Memorial Hall</p> <p>g) To consider a response to the consultation planning for the right homes in the right places (sent via email 5.10.17)</p> <p>h) Grant application request from Rainbows/Brownies/Guides (yet to be received)</p>
17.	<p>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></p> <p>a) LTN70 – The Local Environment</p> <p>b) Email from resident regarding reducing the speed along Evesham Rd</p>
18.	<p>Finance : General <i>(Pink Papers)</i></p> <p>a) To consider subscribing to LCR, the magazine of National Association of Local Councils at a cost of £17 per annum.</p> <p>b) Consideration and approval of the payments and transfers listed in Appendix A</p> <p>c) To agree 2 Councillor Signatories to sign the cheques for payments listed in Appendix A</p> <p>d) To consider and approve the second quarterly bank reconciliation, account balances and income and expenditure budgets.</p> <p>e) To note the bank account balances</p>
19.	<p>Date of Next Meeting: To confirm the date of the Ordinary Parish Council Meeting at 7.00pm on Wednesday 15th November 2017 at the Memorial Hall Salford Priors.</p>
20.	<p>Closure of Meeting :</p>