

Salford Priors Parish Council

Minutes of an Ordinary Meeting of the Parish Council held in The Memorial Hall, Salford Priors on Wednesday 21st December 2016.

Present: Councillors: K Littleford (Chairman), L Maude, J Stedman, K James, D Penn, A Green, T Shale, A Quiney, W Godwin.

Also in attendance: 7 members of the public and District Councillor Mark Cargill

160	Apologies for absence: None
161	<p>Welcome new Councillors :</p> <p>The three new Councillors – Will Godwin, Anthony Quiney & Tony Shale were welcomed and Declarations of Acceptance of Office were signed and witnessed by the Clerk. Declarations of Interest were also handed to the Clerk.</p>
162	<p>Register of Interests: Members were reminded of the need to keep their register of interests up to date</p>
163	<p>Declaration of Interests: Members were asked to disclose any disclosable pecuniary interests in items on the Agenda and their nature. Councillors with a disclosable pecuniary interest are required to leave the room for the relevant agenda item.</p> <p>Disclosable pecuniary interest Cllr Stedman, declared a pecuniary interest in minute 179c regarding the Christmas tree should a debate arise from the Chairman’s response.</p> <p>Members were asked to declare any other disclosable interests in items on the Agenda and their nature.</p> <p>Other Disclosable Interests. Cllr James & Cllr Penn declared an interest in minute 179c regarding the Christmas tree should a debate arise from the Chairman’s response.</p>
164	<p>Open Forum: The Chairman moved that the meeting be adjourned for the Public Open Forum and this was agreed.</p> <p>a) Have your say. No under 18s were present.</p> <p>Pam Seville reported that there are 2 stone kerb sets out at the bottom of School Rd. She queried whether the Lengthsman can clear the leaves outside Salford House on the footway and the road guttering as it is very slippery, and wanted to know why no residents were asked to help regarding the Christmas tree light switch on.</p> <p>Professor Carolyn Roberts wanted to know why certain information regarding the Minerals Plan was not on the website and whether the Parish Council are going to offer any assistance in summarising the documentation in order for people to understand it more effectively and offer an informed response.</p> <p>Reg Stokes reported Peggy Pane’s death and requested the PC make some recognition of her passing.</p> <p>Sally Sheen wanted to know why her comments regarding engagement with the public was disregarded in the minutes of the last meeting. She also wanted to know what the position of the 3 new Councillors were regarding the Minerals Plan.</p> <p>All residents were informed that all the above items are on the agenda for discussion.</p> <p>b) District Council Member’s Report –</p> <p>1. District Councillor Mark Cargill welcomed the new Members and gave brief details of his background.</p>

	<ol style="list-style-type: none"> 2. Traffic management situation – a number of meetings are taking place and there has been some significant movement with this. There is talk about making more of the A46 dual carriageway. Railways and rail links are also being discussed. 3. Wellesbourne Airfield – an emergency meeting of the Cabinet of Stratford has taken place as they had received notification that the owners were going to remove tenants from the site and knock it down in order to try and build houses on it. At the public inspection on core strategy agents for the Wellesbourne airfield family asked for it to be included in the core strategy but it was taken out by the Inspector. The Cabinet have taken the decision to put an enforcement notice on them to prevent the buildings being knocked down. 4. District Councillor Mark Cargill thanked Cllr James for his time when he met with the Alcester Town Council to help with neighbourhood development plan. 5. Funding has been granted for the speed gun and will be looked at the New Year. <p>The Chairman closed the adjournment at 19:15 hrs.</p>
165	<p>Acceptance of Minutes:</p> <p>In response to Sally Sheen’s comments regarding the minutes of November Cllr Stedman informed Members that minutes are there to record decisions of the Parish Council and not to record debates from members of the Public. He therefore proposed the minutes stand as they are – this was agreed with a majority.</p> <p>The Minutes of the Ordinary Parish Council Meeting held on Wednesday 16th November 2016 at The Memorial Hall, Salford Priors were therefore agreed by the Council to be a true record of the meeting and signed by the Chairman.</p>
166	<p>Clerk’s Progress Report:</p> <ol style="list-style-type: none"> a) Salford House Care Home Wall – Clerk has spoken to Ian Wyatt at Building Control who has been in regular contact with Salford House. He confirmed a survey had taken place and whilst no immediate works were required to be carried out regarding the safety of the wall, there were some recommendations in order to return it to its previous state. These works are in the process of being arranged. Clerk to Monitor b) AL15 Kissing Gate installation – due to underground services next to the gate the kissing gate has been unable to be installed. Hamish Stewart, Farm Manager of Ragley Home Farm has been in discussion with Richard Bernard, the Warwickshire Footpaths Officer. This has resulted in a 700mm wide gap to one side of the gap to allow walkers through. It was pointed out by Richard that a kissing gate is only required if there are livestock in a field. As the field next to the AL15 is an arable field, a gap in the fence to allow clear access is more than suitable for purpose. Noted and Closed c) Damaged Road Sign outside Hillers Farm – Clerk has chased David Elliston, Localities Officer. Clerk to Monitor d) Road surface repairs Broom Lane – Clerk has received an email from Adam Jones from Street Works to confirm he has spoken with the contractor regarding this and the work will be programmed in. No date has yet been set. Clerk to Monitor e) Speed sign cleaning – Mike Cunningham, Principal Lighting Engineer will be contacting a colleague to see if Bovis Homes will keep these clean. Clerk to Monitor f) Stone kerb setts at the bottom of School Rd – Clerk has chased David Elliston, Localities Officer. Clerk to Monitor g) Hedge overhang on School Rd – Clerk has spoken with Mr Cox who will look into this. Clerk to Monitor h) Update on insurance claim re streetlight – the column has now been installed and awaiting a date from EON as to when it can be connected. Clerk to Monitor i) Severn Trent Water Dunnington pumping station update – no further update. Clerk to Monitor j) Streetlights – Perkins Close – the streetlight by the washing lines has been reported again as being on constantly. Orbit have issued a work order for the 2 streetlights at the rear of flat 13 and outside 56 Perkins Close to be cleared of branches from the trees obscuring the light. Clerk to Monitor

	<p>k) Bin by bus stop, Station Road – photos have been forwarded to Stratford District Council – this has been added to the list for replacement however Clerk has been informed it can take a while. Clerk to Monitor</p> <p>l) Overgrown hedges past Willow Park site – Clerk has chased David Elliston, Localities Officer regarding this.</p> <p>m) Streetlight opposite 7 Ban Brook Rd – Clerk has been informed this has now been repaired although a resident has reported that it is not coming on, but flickering. Clerk to Monitor</p> <p>n) Road outside Bovis is covered in mud and is dangerous – Clerk to contact Site Manager</p> <p>o) Litter on the side of the roundabout leading to Bidford – Clerk to inform Street Scene.</p>
167	<p>Adoption of Complaints Procedure Policy :</p> <p>Two policies were given to compare. Cllr Stedman proposed that the Worcestershire Policy is adopted, Cllr Green seconded. Unanimous approval. Clerk to personalise this to Salford Priors Parish Council and arrange for it to be placed on the website.</p>
168	<p>Neighbourhood Development Plan:</p> <p>There have been a few tweaks to the referendum draft. The listed buildings local numbering was mixed up – this has now been resolved. Going to Cabinet in January.</p>
169	<p>Planning Matters: Applications Considered:</p> <p>Planning Matters To Consider :</p> <p>a) 16/03933/TREE – T1 – Acer 20% crown reduction at 1 Church Cottages, Station Road, Salford Priors by Mr Adam Willington – No objection</p> <p>b) Consultation for Warwickshire Minerals Plan 2017 (2017-2032) Public Consultation</p> <p>A Working Group meeting has been set for 3rd January at 7pm which consists of 4 Councillors to respond to the consultation. Cllr Shale requested he join the Working Group and was asked if he was involved with the SPAGE action group to which he confirmed he was and then declared he would resign from the group forthwith. It was decided for transparency that all Councillors are invited to sit on this group. Once the initial thoughts are put together the group will have a discussion with SPAGE, from that they can make a report at the Parish Council meeting in January. This can be discussed as a full Council at that meeting where all Members views can be heard. They will then meet again with the Action group. If the Parish Council provides the Clerk with delegated powers to submit any comments arising from these meetings the Clerk can then submit the final response on 1st or 2nd February. This process will be required to be adopted at the January meeting.</p> <p>Cllr James proposed that 3 evenings are provided throughout January in which members of the public can come to the Parish Office and view the documents and make any comments. The Members will not be able to offer any advice. There are 2 members of the Council to be present at these evenings in order to offer Members protection. These dates are to be put on noticeboards, the website and circulated via E-News. Cllrs Shale, Maude, Green & James are happy to man the office. Clerk to provide a simplified comments form on which residents can make comments and the Clerk can then submit on behalf of residents.</p> <p>Cllr Maude stated there are 2 sets of documents circulating and as such there could be a legal challenge to the consultation. There are a different number of documents with different headings from the Warwickshire website and he queried which is the current set? Clerk to contact Mr Tony Lyons from the Planning Strategy Team for clarification.</p> <p>The meeting on Tuesday 3rd January is a closed meeting.</p> <p>c) APP/J3720/W/16/3162182 – Planning Appeal by Mr Matt Smith re 56 Dunnington Lane, Dunnington – Council’s response on the original application was “no objection or comment” which the Members confirmed they are happy with. Cllr James stated that he doesn’t understand why it was originally refused and suggested he draft some comments giving reasons why the Parish Council are supporting this application. Unanimous approval was given. Cllr James will draft some comments for the Clerk to submit.</p>

	<p>Planning Applications to Note :</p> <p>d) 16/03139/FUL – Proposed erection of 2m high boundary wall by Mr William Cox – application has been withdrawn</p> <p>e) 16/03456/COUQ – Prior approval notification of change of use and conversion of 3 no. agricultural buildings into 3 no. self-contained dwellings, including associated operational development, under Part 3 Class Q (a) and (b) at Tothall Farm, Tothall Lane, Salford Priors, Evesham, WR11 8YW by The Trustees of the Seymour Trust 2. Following receipt of Cllr James’ response on behalf of the Council, Clerk responded under delegated powers – see Appendix B</p> <p>f) 16/03616/COUQ - Prior approval notification for the proposed change of use of agricultural building to 2 no. dwelling houses, associated curtilage and building operations (Class Qa and Qb) at Wood Bevington Farm, Wood Bevington, Alcester, B49 5LX by The Trustees Of Seymour Trust 2. Following receipt of Cllr James’ response on behalf of the Council, Clerk responded under delegated powers – see Appendix C</p> <p>g) 16/03656/COUQ – Prior approval notification of change of use and conversion of 3 no. agricultural buildings into 3 no. self-contained dwellings, including associated operational development, under Part 3 Class Q (a) and (b) at Tothall Farm, Tothall Lane, Salford Priors, Evesham, WR11 8YW by The Trustees of the Seymour Trust 2. Following receipt of Cllr James’ response on behalf of the Council, Clerk responded under delegated powers – see Appendix D</p> <p>h) 16/03797/TREE – T1, conifer: fell at 2 New Cottages, Evesham Rd, Salford Priors, WR11 8UU by Mr Matthew Holder. Under Clerk’s delegated powers “no objection” was registered.</p> <p>Planning Decisions :</p> <p>i) 16/03214/FUL – Erection of loading bay with associated down ramp and manoeuvring area at Angus Soft Fruits Ltd – permission with conditions</p> <p>j) 16/03248/TREE – Removal of T1 European larch at Berryfield, Evesham Rd, Salford Priors by Mr Anthony Greatrex – consent with conditions</p> <p>k) APP/J3720/W/16/3153407 – Depot Site, Low Road, Rough Hill, Church Lench, Evesham by Mr John Ransom. Appeal dismissed – email circulated to Members 29.11.16</p>
170	<p>Playing Field:</p> <p>Weekly Inspections – nothing to report</p> <p>Report on Works Carried Out</p> <p>Mole control works have now been carried out.</p> <p>The annual playing field inspection was carried out by Wicksteed Leisure Ltd. A report was provided to Members. Cllr James proposed the works recommended are carried out on the playing field. Cllr Godwin seconded. Unanimous approval. Clerk to organise.</p> <p>MUGA update - the tender document is proving to be a challenge and Clerk and Cllr Stedman will meet in the New Year to put this together. Clerk confirmed she had spoken with Carol Davies, the Section 106 Monitoring Officer from Stratford who advised the 106 monies have to be spent within 7 years of the date of receipt.</p>
171	<p>Communications Working Group report</p> <p>The playing field signage is a work in progress – return at the January meeting with recommendations.</p> <p>The draft Welcome Pack had been previously emailed and paper copies were handed to Councillors at the meeting. Cllr K Littleford to email the new Councillors. Pricing for printing 100 (32 page A5 booklet), in colour with heavier front cover is £116. She also obtained a quote for 1000 copies at £347 should Members decide it is a good idea for every house in the Parish to receive one. Cllr James proposed the whole parish receive a copy with Cllr Godwin seconding and approved.</p> <p>Cllr Godwin requested that all Councillors have their own specific Council email address. Cllr Maude and Clerk to organise.</p>
172	<p>Salford Priors Primary School</p> <p>The School now has a new Executive Governing Body in place – they also have a new Head teacher – Mrs Nyman who took up the position on 13th December. It is hoped the School can become an Academy with one or two other schools. Mrs Nyman has requested a meeting with the Parish Council, along with Mary McKay (Chair of Governors) which has been set for Friday 13th Jan 10am</p>

	at the school. Cllrs Quiney, Green and Littleford will be in attendance. Clerk was requested to attend. All teaching staff will be replaced for January. There are currently 48 children on roll.
173	<p>Marsh Farm Quarry meeting</p> <p>Meeting was held 1st December. Looking to complete in the first quarter of 2017. Restoration is coming on well. The lake has attracted a lot of wildlife. Ragley have offered to put in a permissive link following the brook from Marsh Farm House AL11 to AL17 (Alamo). Extensive restorations will be continuing through the summer, the next meeting will be in October. Cllr Maude queried what has happened regarding the land drainage. Awaiting a response from County Council.</p>
174	<p>Highways:</p> <p>a) It was confirmed the salt bins have all been raked over. Clerk to chase regarding the fencing by the scout hut.</p> <p>b) It was suggested that the amenity contractor be used to clear all the leaves outside Salford House and the footway opposite on Station Rd as the Lengthsman does not have a carrier license. Cllr Stedman left the meeting while this was discussed. Cllr Green proposed the amenity contractor, Cllr Quiney seconded, majority approval. 2 abstentions. Clerk to issue purchase order to amenity contractor.</p> <p>c) Clerk has been in contact with the Traffic and Safety Department at Warwickshire County Council regarding the possibility of extending the 30mph speed limit along Station Rd to the A46. Response below :</p> <p><i>“In order for a speed limit to be successful it must be appropriate, consistent and enforceable. It is generally accepted that for an imposed rule, such as a speed limit, to be acceptable it must be seen as reasonable and appropriate and therefore tends to become, to a large extent, self-enforcing. Reducing speed limits without self-enforcing measures will not necessarily lead to a reduction in overall speed. In fact, there have been some occasions where a reduced speed limit has led to an increase in overall speed. A proposed speed limit that places additional and/or unnecessary pressure on Police resources and that is unlikely to have a significant effect on accident reduction should not be supported. When assessing speed limits the most important factor to consider is what the road looks like to the road user. The environment of the length of road currently governed by a 40mph speed limit, is very different to that of the 30mph limit and would not meet the required criteria for a 30mph limit. Although the recently constructed development is situated within a 40 limit, it is very close to the 30mph speed limit terminal signs.”</i></p> <p>As the bus stop is being relocated into the 40mph zone on the road it was decided to challenge this response with the Ward Member being copied in.</p>
175	<p>Allotments:</p> <p>a) The Clerk confirmed the boundary fence installation has been completed.</p> <p>b) A tenant who has been allocated a half holding has requested that she split this into 2 quarter plots. The Members confirmed they are happy with this providing the tenant manages this. Clerk to advertise the quarter plot, along with 2 new plots which will be made available in Spring, with other plots being available on request. These will be priced as the existing allotments.</p>
176	<p>Rights of Way:</p> <p>a) David Penn reported that he has been receiving complaints regarding the footpath from Tothall Lane to Abbots Salford – he stated it requires nothing more than regular use.</p> <p>b) Cllr Quiney reported that some of the bridges are slippery and there has been a request for the Parish Council to put some sort of wire mesh on the base. It was decided it is the County Council’s responsibility and not the Parish Council’s.</p> <p>c) Cllr Green reported that the first 50 yards of the AL17 footpath is a mud bath and Bovis have a duty to reinstate it. Clerk to contact Bovis.</p>
178	<p>Matters raised by Councillors: The following matters were raised by Council Members: Cllr Green has reported that Bovis have cut a swathe to the Ban Brook and destroyed both sides of the bank resulting in all the debris falling into the brook. The banks require restoring both sides. Clerk to contact the Environment Agency as this is a flood plain area and cc Bovis.</p>
179	<p>Consideration of Correspondence Received: (Yellow papers)</p> <p>a) Members noted the recent passing of Peggy Pane. Cllr James proposed a bench be placed in</p>

	<p>memorial on Ban Brook green. Clerk to organise quotes for a bench and plaque. Mr Stokes to be informed.</p> <p>b) To consider any comments to the response from Mr Harper following letter responding to his initial email. These comments were noted.</p> <p>c) The Chairman read out a statement in response to an email from Mr Greatrex (Appendix E) no further action required</p> <p>d) Angus soft fruit signs – Members gave unanimous approval for the new signs. Clerk to inform Angus Fruits.</p> <p>e) A letter has been received regarding Willow Park – Cllr James suggested that if the site is open on 1st February then the Park is to be reported to Planning Enforcement/copy in Macer Nash at Stratford District Council. Unanimous approval.</p> <p>f) A letter has been received from the Citizens Advice Bureau requesting support – Cllr Stedman proposed £350 be donated, Cllr Maude seconded. Unanimous approval.</p>
180	<p>Correspondence Noted:</p> <p>a) Response from Simon Purfield, Performance, Consultation & Insight Manager, Executive Directors' Unit confirmed receipt of email regarding the removal of payphones stating that it will be included in the consultation document.</p> <p>b) WALC's Annual Report 2015-16.</p> <p>c) Citizens Advice Bureau Review of Year</p>
181	<p>Finance:</p> <p>General:</p> <p>a) Precept and Budget Proposal for FY 2017/18. Parish Council Precept and Budget Proposal for 2017/18 had been discussed during a preparatory budget meeting of Councillors held in the Memorial Hall on 7th December 2016. At the Ordinary Parish Council Meeting on 21st December 2016, Parish Councillors were provided with a copy of the Budget Proposal tabling forecast of: Receipts, Payments net of VAT and New Policy Expenditure considerations for the next financial year. The proposed Parish Council Precept for 2017/18 was £63,000 (sixty three thousand pounds). Some amendments to the various headings were approved and the resulting Precept identified was proposed by Cllr K James, seconded by Cllr A Green and agreed unanimously.</p> <p>b) Appointment of Internal Auditor. The appointment of Mr Geoff Bradley to carry out an interim internal audit for the Parish Council accounts 2016/17 during January 2017 was proposed by Cllr J Stedman, seconded by Cllr K James and agreed by all Councillors.</p> <p>c) New Bank mandate removing Lindsay Wright from signing authority was signed by Cllrs James & Maude</p> <p>d) Cllr Green confirmed he was happy to become a signatory on the account. Cllr Quiney also confirmed he was happy to become a signatory. Clerk to organise.</p> <p>e) Training course – approval was given for Clerk to attend the WALC End of Year Financial Procedures at a cost of £30 and the Clerk, Cllrs Shale & Godwin to attend the Planning for Non Planners, and Responding to Planning Applications at a cost of £45 each</p> <p>f) Clerk to look into a new Finance package.</p> <p>Payments</p> <p>g) The council gave consideration and approval of the payments listed in Appendix A.</p> <p>h) Proposed by Cllr Green , seconded by Cllr Maude and agreed by all Councillors.</p> <p>i) It was agreed that Cllrs K James and Maude would sign cheques for payments listed in Appendix A (Minute 185).</p> <p>The Council noted the account balances reconciled with the Lloyds Bank Current Account statement Number 34 and Deposit Account Statement 13 issued 1st December 2016 :-</p> <p style="text-align: center;">Lloyds Deposit Account: £50,025.01 Lloyds Current Account £63,754.61 Total Fund Balance £113,779.62</p>

182	Staffing The staffing group met with the Clerk on 7 th December, the probationary period was talked through along with all aspects of the role. The Clerk scored very highly on the majority of the issues achieving an overall score of 38/44. The staffing group's recommendation to the Council is that the Clerk has completed a 6 month probationary period and is appointed permanently as Clerk to Council and Responsible Finance Officer. Unanimous approval.
183	Date of Next Meeting: Council confirmed the date of the next Ordinary Parish Council Meeting on Wednesday 18 th January at 7.00pm in the Memorial Hall, Salford Priors. Dates for Parish Council meetings for 2017 – these have already been set to May – the remaining dates will be set in the New Year Cllr Green has given his apologies for the January meeting.
184	Closure of Meeting: The Chairman closed the meeting at 22:15 hrs

Chairman: _____ Date: _____

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APPENDIX A: FINANCE**Payments Authorised**

Cheque Number	Payee	Details	Gross Payment	Net Payment
293	Worcestershire CALC	Clerks Gathering	10.00	10.00
DD	Lloyds Bank	Bank Charges to 9 Oct	15.54	15.54
DD	EDF Energy	TOPS Electricity	39.00	39.00
DD	CF Corporation	Photocopier Rental Dec	42.00	35.00
294	P D Long	Christmas Tree light fittings	108.00	90.00
295	Digital Copier Systems	Photocopier Printing Charges	16.31	13.59
296	Warwickshire CC County Fund	Streetlight Replacement x 4	4455.31	4455.31
297	Limebridge Rural Services	Amenity Contract	1194.00	995.00
298	P Batacanin	Playing Field Inspection	10.00	10.00
299	Wicksteed Leisure Ltd	Annual Playing Field Insp	54.00	45.00
300	Mrs D Bowles	Clerks Salary & Expenses	###	###
301	HMRC	Clerks PAYE & NIC	20.64	20.64
301	HMRC	Parish Council NIC	39.87	39.87
302	Brandan White	Mole Control	120.00	120.00
303	WALC	Arnold Baker 10th Edition	76.50	76.50
			6941.85	6706.13

APPENDIX B – Minute 169(b) 16/03456/COUQ

Objection – The Parish Council raise objection to the proposed change of use of an agricultural building to residential dwelling

- 1) A dwelling in this location would be wholly unsustainable in infrastructure and service terms; thereby creating an undesirable precedent for similar proposals should the application be approved e.g. occupiers would have to travel everywhere by car it is not sustainable.
- 2) There is no evidence base in place to demonstrate a robust link between the nearby agricultural businesses and the apparent requirement for a dwelling in this location.

- 3) There is no evidence identified that this proposal would meet local need or fulfils the criteria of a local choice scheme CS.15
- 4) A dwelling in this location could cause conflicts to arise between their eventual owner/occupiers and the tenants/owners making lawful use of the adjacent agricultural land.
- 5) This does not constitute a change of use due to the extensive structural work required to make it a residential dwelling. The structural issues raised constitute that this proposal does not meet the requirements of Class Q Legislative Considerations therefore a full planning application should be required.

In conclusion the Governments Planning Practice Guidance states *'It is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have the permitted development right'* This application fails to meet the criteria as set out in Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015.

APPENDIX C – Minute 169(c) 16/03616/COUQ

Objection – The Parish Council raise objection to the proposed change of use of an agricultural building to two residential dwellings.

- 1) The conversion of the Dutch Barn to two residential dwelling in this location would be wholly unsustainable in infrastructure and service terms; thereby creating an undesirable precedent for similar proposals should the application be approved e.g. occupiers would have to travel everywhere by car it is not sustainable.
- 2) There is no evidence base in place to demonstrate a robust link between the nearby agricultural businesses and the apparent requirement for two dwellings in this location.
- 3) There is no evidence identified that this proposal would meet local need or fulfils the criteria of a local needs scheme CS15
- 4) Two dwellings in this location could cause conflicts to arise between their eventual owner/occupiers and the tenants/owners making lawful use of the adjacent agricultural land.
- 5) This does not constitute a change of use due to the extensive structural work required to make it a residential dwelling. The structural issues raised constitute that this proposal does not meet the requirements of Class Q Legislative Considerations therefore a full planning application should be required.
- 6) The proposed conversion is contrary to Policy SP13 Salford Priors Neighbourhood Development Plan (Referendum Draft) as it creates significant number of new openings formation of windows etc. This policy is in general conformity with the Strategic Polices contained in the Stratford on Avon District core strategy (*Christopher Edward Collison NDP Independent Examiner 31/08/16*) SP13 seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community.
- 7) The corrugated Dutch barn is still agricultural use therefore no case or any reason been provided for farm diversification.

In conclusion the Governments Planning Practice Guidance states *'It is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have the permitted development right'* This application fails to meet the

criteria as set out in Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015.

APPENDIX D – Minute 169 (g) 16/03656/COUQ

Objection

1. This does not constitute a change of use due to the extensive structural work required to make the barns fit for purpose as residential dwellings.
2. The structural issues raised constitute that this proposal does not meet the requirements of Class Q Legislative Considerations therefore a full planning application should be required.
3. This application fails to meet the criteria as set out in Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015. A significant amount of structural work would be required to make these barns habitable.
4. The Governments Planning Practice Guidance states 'It is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have the permitted development right'

Therefore a full planning application should be submitted.

APPENDIX E – STATEMENT IN RESPONSE TO EMAIL FROM MR GREATREX

In response to a letter received from a resident regarding the Christmas Tree, the council confirms that the green barriers do not belong to the Parish Council or local firm Limebridge but are owned by an a resident, they are stored at Limebridge free of charge, the resident had the barriers sprayed at his own expense, another barrier has been ordered but due to transport difficulties and to avoid an excessive delivery charge will arrive in the next few days. It should also be noted that Limebridge supplied the tree at a fraction of the cost, store all the lamps and provide 4 operatives and access equipment at cost to erect the tree. The tree is a lovely shape - this is due to the fact it was specially selected and reserved by Limebridge because they are local and are proud to be involved, we could have ended up with a straggly specimen. Without the full support and commitment of Limebridge the costs of this event would be several hundreds of pounds more and could not have been delivered and not forgetting the £700.00 of fireworks that have been donated by Ultimate Fireworks over the last two years.

During the first two years of this event, the parish council on a number of occasions asked for volunteers to form a Lights Committee to take this event forward. The council's role is an enabler and the intention was always to form an independent committee. At the last parish council meeting it was agreed to look at funding the Christmas Tree for a further three years and to promote the formation of an independent Lights Committee.

With reference to the lights on the church tower, the council had sought and got approval from the church to install lights, however with the logistics of getting a power supply and also the installation of the lights on the tower the council decided to defer the decision until next year when hopefully an Independent Lights Committee could be formed and they can investigate the full extent of the work required to get the lights installed.

For the last two years I have organised the meetings to arrange the Switch-on event, for various reasons this year I have not had time to do this and no one from last year's committee ever asked what was happening with this year's event. The catering side of the event could have been sorted a short notice but the marshalling and road closure was more difficult. So for reasons of safety the council took the decision not to hold the event this year.

Many of you will remember at the last council meeting that Cllr James did draw our attention to the fact that large fir trees will cost excessively more next year as this part of the industry has been badly affected with many plantations wiped out and tall trees will command a premium price .

I propose that the future of the Christmas Tree and the Light Switch-on event is placed on the February Agenda for consideration.