

Salford Priors Parish Council

Minutes of a Parish Meeting held in The Baptist Church Hall, Dunnington on Thursday 5th March 2020, 6.30pm

Present: Councillors: A Green

Also in attendance: 24 members of the public.

Intorduction – Cllr A Green introduced himself and stressed that everyone is in attendance as a resident so any parish councillors are present as a resident and not as a Parish Councillor. He confirmed that all people present must be on the electoral register. He asked that people be allowed to speak and not be interrupted. Although there is one item on the agenda residents can raise any other matters as the meeting progresses. He reiterated that anything put forward by residents is not binding by the Parish Council.

1.	<p>To agree the wording of the minutes of the 2019 Annual Parish Meeting The minutes of the previous meeting held on Wednesday 17th April 2019 had been distributed to Council Members on Wednesday 15th May 2019. Copies of these minutes were provided for members of the public in the meeting hall. There were no corrections. The Minutes were signed by the Chairman.</p>
2.	<p>Report on Matters Arising from the Minutes: None</p>
4.	<p>Public Open Forum Queries were raised regarding the following:</p> <ol style="list-style-type: none"> 1. Problems with parking at Cleeve View/Piper Homes development. 2. Why did the Parish Council not recognise the parking problem in this rural parish and discuss this with parishioners involved? This was recognised as part of the NDP, by putting that land in as possible site for housing that parking on the road would be lost which was why the condition was put in the NDP for housing to be approved to provide a car park. Residents stated that not enough parking has been provided. The Parish Council did consider the parking issue. Piper Homes would not have provided a car park if it had not been requested as part of the planning condition. A resident pointed out that more objections should have been raised. The NDP was accepted by the majority of the parish which included these houses being built. The Chairman pointed out that the NDP does not stop development but does state where development can take place. There were very clear plans showing where the development sites were proposed. Since the NDP was approved, a developer has come in, the Parish Council fought against it, including against an appeal and won. 3. Where would cars have been parked if the condition had not been insisted upon? It 4. Agendas and Minutes – be more precise. The Chairman stated where anyone is going to apply for planning notices are put up outside the site, advertised by planners in Stratford District Council and on their website. There are lots of opportunities for residents to see what planning applications are going in. There are also opportunities online to object or agree with the planning. A resident pointed out that she did not feel that enough information was provided in order to alert residents. It was also pointed out that the initial letter received was not clear and the Parish Council were not aware that the letter had come from a developer. 5. Proposed development in the future..... No future large scale development is anticipated. SP is a category 2 village and has reached its quote of new build houses. A reserved sites allocations plan if they don't meet the government's target Stratford District Council want reserved sites. The Parish Council have strenuously objected to the reserved sites proposed. SP has already provided the required allocation. 6. Why did Salford Priors Parish Council state they did not understand the position..... NDP process since 2012 with various public meetings and exhibitions on planning proposals. A Cllr was asked what he thought of planning on the site – he thought the Stratford District Council had let the Parish Council down which is his personal opinion. The parking cannot be enforced

for Cleeve View residents to park only. The Parish Council thought the car park was for 'visitors'. The site already has adequate parking for the residents of Piper Homes. Residents of Piper Homes are now finding they are having to pay for the maintenance of the car park which the Parish Council were not aware of. The scheme was for 12 parking spaces, 6 permanent spaces for Cleeve View and 6 for visitors. On the first planning application the developer removed 2 spaces straight away and the Stratford District Council would not enforce the remaining car parking spaces for Cleeve View. Warwickshire County Council have not adopted the roads or estate. If this had happened there could be alternatives for the car parking. This is essentially a private estate. Question was raised as to whether it should have 'private road'. Developments are not now adopted by the Warwickshire County Council and residents pay maintenance fees. A resident informed the meeting that 'private road' signs are normally put up by residents and not County Council. Why wasn't a meeting called to inform residents of the parking issues? Many of the houses on Cleeve View have the opportunity to park on the front. Why has the parking on the verge been removed – visibility splay and safety issue. It is illegal to drive over a kerb on to a verge. A lot of money is paid to maintain the verges in the parish to make it look nice. In the 90s the Parish Council reached an agreement with Stratford District Council would not pursue any enforcement action against residents who created parking spaces to the front of their properties. This is because planning permission would be refused as they are in a conservation area. It is illegal to drive on and reserve off onto a main road. The NDP in good spirit found they may be able to resolve the parking problem in Cleeve View which is why the car park was created. The NDP recommended that each newly developed house had 2 spaces not including the garage and this was objected to at the public enquiry by Stratford District Council and reduced to 1 space per house. The first application was objected by the Parish Council in the first instance which included more houses. The style of windows and number of houses were objected to by the Parish Council. The houses are not in the conservation area.

7. Resident correspondence – removed parking.
8. Is the Parish Council going to challenge Piper Homes? Cllr A Green and the Parish Clerk has sought clarification of the wording for the parking. See email. There is nothing else the Parish Council can do. Stratford District Council are the planning authority. The Parish Council were working on the information available at the time and it was only recently found out that there is an issue with the car park. Evesham Rd residents are also using the car park at Piper Homes. The Management Company would control the site. Legally the grass verge is highways property and it is illegal to double white lines. The reason people have been parking on the verge is that it has not been enforced but it does not mean it is a right. Highways are aware of the issue with the Meadow View parking. Highways walked the site and confirmed that parking should not take place on either side of the new development.
9. Query who owns land – the Parish Council does have people on the Council that does have knowledge of planning. All sites in the call for sites were assessed by planning consultancy. From the 20 it was reduced to 4 or 5. 150 home proposal that linked on to Cleeve View was thrown out the by the Parish Council and panning consultants. Anyone can look at the planning applications and comment on them. The Parish Council is pro-active on planning issues even going against planning officer recommendations. There is always an opportunity for people to comment on panning applications to the Parish Council. It was pointed out the office is open on a Thursday for 4 hours and a very up to date website which people can subscribe to. It is not just up to the Parish Council to object but residents as well which has additional impact.
10. The Parish Council is not aware of any other proposed planning except the possibility of the reserved sites which the Parish Council has fought against. 171 plots within the parish had been put forward, 70 in Dunnington. Anyone can put any piece of their land in the site allocations plan. No planning application can be stopped however the adopted NDP can be used to fight at planning and appeal.

Highways would need to look into – there is no money available for this suggestion to be approved. Piper Homes be approached re residents leasing spaces for the future. This could be a discussion the Parish Council at its next meeting could consider.

Resident from Piper feels there could be a scope for agreement on the car parking. Communal areas have not yet been finished. He would never, or his family park on that car park. He would be willing to raise with Piper Homes the issue of leasing or any other arrangement considered suitable.

Any future housing development that is not part of the NDP would be objected to by the Parish Council.

Way forward

To consider contacting Piper Homes re leasing to be discussed at the next agenda.

The speeding issue on Evesham Rd. 18 months ago, covert cameras were put in position – that survey did not justify the concerns that residents have. The average speed showed 32mph. It was stated that they felt the results were skewed as the speed included all speeds. The data is nationally used, 85th percentile. The Parish Council has met with Highways regarding the issues of speed along Evesham/Station Rd and are waiting for their results. Following the survey the 2 issues mostly raised were speeding and dog fouling. The Parish Council are looking into this and will be funding this.

Angus Soft Fruits lights are on all night. Outside storage is strictly controlled. Meetings have been held with them to which they have always been receptive.

The Chairman thanked everyone for attending the Parish Meeting and, there being no other business, closed the meeting at 19:55 hrs

Chairman: _____ Date: _____