

Salford Priors Parish Council

Minutes of an Ordinary Meeting of the Parish Council held At the Memorial Hall, Salford Priors on Wednesday 21st June 2023.

Present: Councillors: K James (Chairman), R Green, L Maude, J McLean, D Price & L Stanley. District Councillor Stanley, County Councillor Daren Pemberton (19:20)
Donna Bowles, Clerk to the Parish Council

Also in attendance: 2 members of the public.

1.	Apologies accepted for absence: Cllr Meakins
2.	<p>Register of Interests: Members were reminded of the need to keep their register of interests up to date. Members were 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.</p> <p>Declare the existence of any Disclosable Pecuniary Interest (DPI), Other Registerable Interest (ORI) or Non-Registerable Interest (NRI) for any agenda item</p> <p>Declaration of Interests: DPI – None declared, ORI – None declared, NRI – None declared</p> <p>Members were also reminded of the need to declare predetermination on any matter.</p> <p>The Council considered a dispensation for Cllr Maude under Section 31(4) of the Localism Act 2011 to participate, speak and vote on all matters relating to Salford Priors Leisure Trails. He is a Trustee appointed of “Two Shires Greenway” under the Charity Commissions Regulations. The Charity is a not for profit organisation which promotes, and seeks funding for, the Greenway route from Evesham to Alcester and Broom to Stratford. All Councillors voted in favour.</p> <p>“This Council hereby grants a dispensation to Cllr Maude to enable the said Parish Councillor to participate, speak and vote on all matters relating to Salford Priors Leisure Trails for a period of 4 years until June 2027.</p> <p>The reason for granting this dispensation is: To enable Cllr Maude to answer any questions other Members may have relating to this project.</p>
3.	<p>Open Forum: The Chairman moved that the meeting be adjourned for the Public Open Forum and this was agreed.</p> <p>a) Two members of public were present:</p> <ul style="list-style-type: none"> - Thanked for the electrical point outside the Baptist Church Hall, although it is not possible to fit a timer to the point. Noted. - Concerns were expressed regarding the planning application 22/02022/OUT which is to be discussed later in the agenda. <p>b) No under 18s were present.</p> <p>c) County Councillor Daren Pemberton’s Report – not present at the time.</p> <p>d) District Councillor Stanley’s Report –</p> <ul style="list-style-type: none"> - Attended her first planning meeting as Ward Member. - Supported Clerk with the Enforcement Dept of Stratford District Council relating to the CALA site. - She has been reporting fly tipping. <p>The Chairman closed the open forum and reconvened the meeting at 19:10</p>
4.	<p>Acceptance of Minutes:</p> <p>a) The Minutes of the Annual Parish Council Meeting held on 17th May 2023 at the Memorial Hall, Salford Priors were agreed by the Council to be a true record of the meeting and signed by the Chairman.</p> <p>b) The Minutes of the Ordinary Parish Council Meeting held on 17th May 2023 at the Memorial Hall, Salford Priors were agreed by the Council to be a true record of the meeting and signed by the Chairman.</p>
5.	<p>Planning Matters Considered:</p> <p>a) 23/01475/TREE Proposed - T1 - silver birch – Fell at Meadow View, Evesham Road, Salford Priors. Following discussion Clerk to respond with “No objection”.</p>

- b) **23/01403/TREE** - -T1 alder - Reduce from 10metres to 7.5metres. -T2 Prunus - Reduce from 8metres to 6metres. -T3 horse chestnut - Reduce from 11metres to 8metres. -T4 birch - Fell. -T5 birch - Reduce from 12metres to 8metres at The Stable 29 Garrard Close Salford Priors Warwickshire WR11 8XG. Following consultation via email Clerk responded with "No objection". This was approved by Members.
- c) **23/01458/FUL** – Proposed - Barn conversion to detached dwelling property at Brook Farm, Evesham Road, Abbots Salford, Salford Priors. Following consideration Clerk to respond with "The Parish Council has no objection to this application provided that the windows and door frames are built with architectural timber as proposed."

Amendment to Planning Application:

- d) **22/02022/OUT** Proposed - Outline planning application (all matters reserved except for access) for the phased development of up to 16 self-build and custom housebuilding plots, formation of new vehicular accesses from Evesham Road and formation of infiltration basin. At land West of Evesham Road, Salford Priors, WR11 8UR. Please note that the applicant has reduced the proposed number of units for this site. A phased development of up to 16 self-build and custom housebuilding plots are now proposed. This is 2no. fewer than previously put forward (up to 18no. units). Following discussion, it was unanimously agreed for Clerk to respond with:

"The proposed application amending the numbers of housing plots from 18 to 16 is de-minimis, it is so minor in scale to be meaningful or outweigh the fears off the local community and for this reason the Parish Council raise and reaffirm its Strong Objection to the proposal.

The application site lies beyond the built-up development boundary of Salford Priors and therefore lies within an area of open countryside, where development is strictly controlled in accordance with adopted policy.

The proposed development is contrary to the core strategy and the principles it is based upon in that it would not safeguard or enhance the open countryside, nor encourage the effective use or re-use of brownfield land. In addition, the proposal would not constitute one of the exceptions to policy by allowing any new development outside the built up boundaries of the village.

This development would not minimise demand for travel or offer genuinely sustainable travel choices, future occupiers of this development would be reliant on the use of the private car to access facilities and services required for the majority of day-to-day needs, contrary to policy, and Paragraphs 105 and 110 of the National Planning Policy Framework (NPPF).

The development is therefore in direct conflict with the Development Plan, with its aims to direct new residential development to sustainable locations. In light of the fact that the applicant cannot demonstrate the supply of self-build dwellings of this number within the parish to meet the need and benefits associated with the delivery of a self-build dwellings, the application would fail to clearly and demonstrably outweigh the harm identified to the development strategy as set out in the Core Strategy and its conflict with the Core Strategy and the Salford Seven Neighbourhood Development Plan.

The Core Strategy seeks to:

- minimise impact of development on the character of the local landscape, communities and environmental features;
- minimise impact on the occupiers and users of existing properties in the area;
- avoid a level of increase in traffic on rural roads that would be harmful to the local area;
- make provision for sustainable forms of transport wherever appropriate and justified;
- prioritise the re-use of brownfield land and existing buildings; and
- seek to avoid the loss of large areas of higher quality agricultural land.

Salford Priors is a category 2 local service village where no more than 12% of new housing should be provided in an individual settlement.

The CS housing trajectory table shows that this target should have been met by 2023

Category 2 villages were to provide 700 new homes during the plan period. 12% of 700 is 84 houses, we

have far exceeded this target:

Bomford Way
Priors Crescent
Milward Close

There has to be a right balance for development within the built-up boundaries of the village; Salford has met the Core Strategy housing targets therefore there is no policy merit in supporting this application, it does not address any exceptional local needs and will allow development to spread into the open countryside at the expense and loss of the most versatile agricultural land, without providing any significant benefit to the local community or providing affordable housing.

Core Strategy Policies CS. 15, C.S. 16

The Salford Seven Neighbourhood Development Plan was adopted as site allocation plan allowing local people to ensure that they get the right types of development for their community and is aligned with the strategic needs and priorities of the wider local area.

The neighbourhood plan sets out policies for the development and use of land in the designated neighbourhood area and therefore conforms to Section 38A (2) Planning and Compulsory Purchase Act 2004.

Policy SP1 is to preserve the local built heritage and the rural character of the parish this application is outside the built-up designated boundary of the village.

The natural form of development into Salford Priors is linear; this application will have an adverse effect on the visual character of the area and the distinctiveness of the built form when entering Salford Priors from its western approach and the conservation area.

Policy SP3 - Protecting the rural character and environment the proposed application fails to have regard to the local distinctiveness of the parish and its rural character.
The application fails to identify mitigation measures to minimise the impact of developing on quality agricultural land.

Policy SP4 - High Quality Design

Any new development should be of high-quality design, improve the quality of the public realm and maintain a strong sense of place reflecting the character and distinctiveness of the settlement, the outline permission will in the true sense of Self build will lead to 16 individual applications on the individual designs of the 16 plot holders.

Policy SP9 Affordable Housing

All proposals for development on site of 0.2 hectares or more and/or comprising 5 or more self-contained homes will be required to contribute to the provision of affordable housing in accordance with Policy CS17, this application for a large Self-build development negates this and therefore the applicant has identified a loop hold in the core strategy policy.

Policy SP12 Protecting the best & most versatile agricultural land

Agricultural land falls into the land classification grades of 1, 2 and 3a development will only be supported when it is demonstrated that the impact of the loss of land will not adversely affect the viability of the relevant land holding and where it has been demonstrated poorer quality land is not available. The application fails to meet Policy SP12.

The proposal seeks to provide 16 self-build plots, this is an overly prescriptive number for self-build. When developing the neighbourhood plan, working with officers, it was felt that during the plan period five individual applications may come forward however in the current financial climate this application is speculative not evidence based and seeks to obtain outline planning permission to establish a precedent to build in open countryside.

	<p>The Core Strategy (Policy CS16) includes provision for development in the village of Salford Priors and through the NDP development within the settlement is in excess of the strategic allocation made by the core strategy.</p> <p>Policy SP24 Contributions to new infrastructure and facilities The application for 18 self-build plots is exempt from the Community Infrastructure Levy and therefore there will be no community benefit to the local or wider area.”</p> <p>Decisions:</p> <p>e) 23/00620/FUL - Alterations and extensions to existing dwelling to include rear two storey extension with single storey rear attached garage, two storey side extension and single storey front porch at Vine Cottage, 28 Dunnington, Alcester, B49 5NT. Planning Permission Granted Subject to Conditions.</p> <p>f) 23/01178/TREE T1 Eucalyptus - Fell.T2 ash - Reduce height by 4 to 5metres at The Gables, Station Road, Salford Priors, Warwickshire WR11 8UX. No objection.</p> <p>g) 23/00505/FUL Proposed replacement family room with extension at Little Ragley, Dunnington Road, Dunnington, Salford Priors, Warwickshire. Planning Permission Granted with Conditions.</p>
	<p>Standing Orders were suspended at 19:30 for County Councillor Daren Pemberton’s report:</p> <ul style="list-style-type: none"> - Hedges along Station Rd will be strimmed within the next 4 weeks. - Damaged railings outside Dunnington School - there is an issue with supply, and this will be delayed until September at the earliest. - PROW Officer has no objection in principle to replacing the steps with a ramp at the beginning of the Greenway. Requested the Parish Council take on responsibility of the route. - CIL projects of up to £10,000 are being looked upon favourably. - HGV signage for New Inn Lane is being approved. It is still anticipated these will be installed September. - Discussed the Traffic Calming Scheme and the lighting plans. The number of lights is felt to be excessive, and County Councillor Daren Pemberton is happy to take this forward on behalf of the Parish Council. <p>Standing Orders were reconvened at 19:45</p>
6.	<p>Clerk’s Progress Report:</p> <p>a) The damaged railings outside Dunnington School – reported above.</p> <p>b) Traffic calming – CALA has advised they are in the process of sorting the specific wording of the Warwickshire County Council agreement which cannot be accepted in its current form. They are hopeful they will be able to move forward with the agreement in the next few weeks.</p> <p>c) Bus shelter, School Rd – CALA has advised they are in the process of paying WCCs legal fees/costs and they can then have final signed copies of the agreement and book in the works.</p> <p>d) Clerk has requested a meeting with Enforcement on the CALA site; unfortunately, they have declined this at present until CALA have completed necessary works for the completion certificate. Complaints have been made to both CALA and Enforcement regarding the state of the area. District Councillor Stanley is also supporting.</p> <p>e) National Grid have completed the works at Abbots Salford. Arrangements in place to find the best electricity supplier.</p> <p>f) The TOPs roof has received a further repair and it appears is no longer leaking. The fascias have now been replaced.</p> <p>g) HGV signage on New Inn Lane – discussed in County Councillor Daren Pemberton’s report.</p> <p>h) Notification has been received from RememberWhenUK that the telephone kiosk work will be started earlier and should be completed by October.</p>
7.	<p>Highways:</p> <p>Works completed:</p> <ul style="list-style-type: none"> - 5-a-side football posts have been reinstated. - back of the noticeboard on Priors Crescent has been stained. - Postbox has been removed from the back of the Memorial Hall - Fencing at Abbots Salford removed temporarily for the electrical works <p>Future tasks for Lengthsman:</p> <ul style="list-style-type: none"> - Clear grips at Irons Cross - Strim small area between two allotment plots - Sign cleaning - Remove vegetation obstructing signage <p>Future tasks for Maintenance Officer: None – some works are still to be completed.</p>
8.	<p>Working Groups:</p>

	<p>a) Infrastructure & Built Environment: Members noted the report:</p> <ul style="list-style-type: none"> - Highways – Station Rd/Evesham Rd Traffic Calming Lighting Scheme. Group Members and Clerk met with officers of County Highways to walk Evesham Road/Station Road to look at the build out positions and lighting proposals for the traffic calming scheme. Various safety issues were discussed, and the Highways Officers will complete final costings for the civil works and proposed lighting scheme. Group Members visited Bishopton Lane in Stratford to view an alternative traffic calming proposal which they felt was not appropriate for the whole length of road. - Public Open Space – under agenda item 6d. It is recommended that the bylaws are put on hold until the enforcement works have been carried out. Unanimously approved. Contact has been made with the landowner who owns the land at the back of Priors Crescent and a meeting is to be arranged to discuss the way forward. It has been advised that skylarks are now nesting amongst the long grass on the space and will not be able to be cut for the time being. The Parish Council has offered to work alongside CALA to improve the site. Response awaited. - NDP – nothing to report. - Project Delivery Group – this is formed of Cllrs Kim James, Rosemary Green, Alan Green who has been appointed by Salford Priors Parish Council, Joe Harvey who has been appointed by the Two Shires Greenway Project and the Clerk. A meeting took place on 15th June. Various information needs to be obtained to commence the legal works. A Prior Information Notice will be placed on the Contracts Finder website. Members noted the CIL agreement has been completed and signed. It has been decided to delay appointing a Project Manager for the time being. - Playing Field - 3 quotes received for the re-installation of the double air walker. Contractor A in the sum of £3,700, Contractor B £2,000 & Contractor C £1,900. Cllr Price proposed Contractor C is given the works, Cllr R Green seconded, unanimous approval. Clerk to issue the Purchase Order. - Litter Pick – this has been set for Saturday 29th July 10am-12pm and will be advertised in the newsletter. - Parish Daffodil Planting Scheme – this was raised at the Annual Parish Meeting. Recommendation is to carry out a daffodil planting scheme through seven areas of the parish. Volunteers will be required to form daffodil planting parties to minimise cost. A budget of £1,200 has been proposed. Unanimously agreed. - PROW – the two kissing gates behind The Bell have now been installed. Twenty new PROW markers have also been received. A works order has been issued for strimming works on AL4, AL10, AL11, AL16 & AL16a. - Garden Allotments – The accounts for 22-23 were noted. Two plots do not appear to have been worked for some time. Clerk has contacted tenants as there is a waiting list. The garden allotment competition will be judged on 1st July. <p>b) Communications: Members noted the report. Cllr Stanley has been elected lead to this group. It has been decided the newsletter will focus solely on Parish Council news for the time being. It is recommended:</p> <ul style="list-style-type: none"> - the newsletter be A5 in size - 4 newsletters per year - All members to help distribute the newsletter to save on costs - The budget for the newsletter print be set at £500-600 - The leads of the Working Groups to provide update on projects - To use the new design (not dissimilar to previous edition) - All Members and Clerk to send a headshot - Unanimous approval was given for the above and for the content proposed. This will now be completed and sent for printing. Thanks were given to the Working Group and Cllr Stanley for producing the newsletter.
9.	<p>Community: Members considered:</p> <ul style="list-style-type: none"> a) an award for community works to consider honouring a resident who has worked voluntarily over a number of years with the youth club, TOPs, the fete committee and Memorial Hall Committee. This resident has now retired from all the groups. It was unanimously agreed to mark her contributions to the parish by awarding a scroll at the Awards Evening in September. b) Appointing 2 Governors to the Perkins Educational Foundation. Paperwork had been provided to explain the Foundation. Councillors to consider this and Clerk to contact the Headteacher at Salford Priors Academy for recommendations. c) Grant application form received from St Matthews Church to provide hot meals and four workshops during the summer holidays. Cllr James proposed the sum of £545.86 is awarded provided assurances are

	<p>received for the following:</p> <ul style="list-style-type: none"> - How will the activities be advertised through the parish? - How will they include parish children whose families are not part of the St. Matthews congregation? - That the opportunity to attend is open to all children within the parish? - That they will provide a report on the activities and the benefits gained. - How will they address the concern that the grant application specifically mentions Salford and not the Parish of Salford? - They will acknowledge the financial support of the Parish Council in any publication. <p>Cllr R Green seconded. Unanimous approval. Once assurances are received payment can be made.</p> <p>Members noted: d) TOPs AGM report</p>										
10.	<p>Amenity: To consider extending the current amenity and planter contracts by 1 or 2 years as per contract. The costings had not been received in time for the meeting and will therefore be deferred to the July agenda.</p>										
11.	<p>Matters raised by Councillors: The following matters were raised by Council Members: Cllr McClean – provision of dog bags. This to be discussed at the next meeting of the Infrastructure & Built Environment Working Group.</p>										
12.	<p>Correspondence Considered: None</p>										
13.	<p>Correspondence Noted: Newsletter from Salford Priors CE Academy noting thanks for the Coronation grant.</p>										
14.	<p>Policies:</p> <ul style="list-style-type: none"> a) Members considered the adoption of a Social Media Policy. Cllr Maude proposed, Cllr Price seconded. Unanimous approval b) To note Cllrs James, Green and McClean, along with the Clerk attended the recent Code of Conduct Training. Cllr James asked the remaining Councillors to view the video and confirm they have seen it at the July meeting. 										
15.	<p>Finance:</p> <ul style="list-style-type: none"> a) The council gave consideration and approval of the payments listed in Appendix A. It was proposed to accept these by Cllr McClean, seconded by Cllr Stanley and agreed by all Councillors. It was agreed that Cllrs Green & Maude would sign the payments sheet confirming the payments in Appendix A have been approved by full Council and there is provision within the budget, financial regulations and relevant policies have been followed. Cllr James to approve payments online. b) The Council noted the account balances reconciled with the Lloyds Bank Account statements:- <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Lloyds Deposit Account</td> <td style="text-align: right;">60,297.80</td> </tr> <tr> <td>Lloyds Current Account</td> <td style="text-align: right;">26,319.90</td> </tr> <tr> <td>Lloyds CIL Account</td> <td style="text-align: right;">358,040.72</td> </tr> <tr> <td>Lloyds Warm Hub Acc</td> <td style="text-align: right;">2,495.89</td> </tr> <tr> <td>Total Fund Balance</td> <td style="text-align: right;">447,154.31</td> </tr> </table> <ul style="list-style-type: none"> c) Scheme of Delegation reviewed. Cllr James proposed this is approved, Cllr Price seconded with unanimous approval. d) Members reviewed the Statement of Internal Control. Cllr James proposed the Statement of Internal Control is endorsed for year ended 31st March 2023, Cllr Maude seconded. Unanimous approval. e) Members noted CIL payments in the sum of £2,509.19 from Stratford on Avon District Council will shortly be received in relation to 21/03804/COUQ Wood Bevington Farm, Wood Bevington, Alcester, B49 5LX - £2,367.94 and 20/00422/COUQ Barn Adjacent To, Dunnington Lodge, Dunnington, Alcester, B49 5NU - £141.25 	Lloyds Deposit Account	60,297.80	Lloyds Current Account	26,319.90	Lloyds CIL Account	358,040.72	Lloyds Warm Hub Acc	2,495.89	Total Fund Balance	447,154.31
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16.	<p>Date of Next Meeting: Council confirmed the date of the next Ordinary Parish Council Meeting on Wednesday 19th July 2023 at 7.00pm in the Memorial Hall, Salford Priors.</p>										
17.	<p>Closure of Meeting: The Chairman closed the meeting at 21:00 hrs</p>										

Chairman: _____ Date: _____

APPENDIX A: FINANCE

PAYMENT	PAYEE	DETAILS	TOTAL	VAT	NET
BACS	HMRC	Clerk & PC NIC	129.36	0.00	129.36
BACS	Mrs D Bowles	Salary & Expenses	1131.33		1131.33
BACS	Limebridge Rural Services	Mowing	1694.40	282.40	1412.00
BACS	Mrs R Green	Warm Hub Expenses	106.23	0.00	106.23
BACS	SDC	Bin Emptying	159.60	26.60	133.00
DC	Microsoft	Subscription R Green	59.99	10.00	49.99
DC	Microsoft	Subscription K James	59.99	10.00	49.99
DC	Microsoft	Subscription J McClean	59.99	10.00	49.99
DC	Microsoft	Subscription L Stanley	59.99	10.00	49.99
BACS	Limebridge Rural Services	Amenity & Planter	5384.40	897.40	4487.00
BACS	High Speed Training	Level 2 Food Hygiene E Lomas Warm Hub	24.00	0.00	24.00
BACS	RememberWhenUK	Telephone Kiosk	2300.00	0.00	2300.00
BACS	Shakespeare Lions	Defib Training Donation	200.00	0.00	200.00
BACS	Tone Improvements	Tops works	510.00	0.00	510.00
BACS	Robert Lunn & Lowth Solicitors	CIL agreement with SDC	450.00	75.00	375.00
BACS	Kim James	Warm Hub Sundries	161.70	0.00	161.70
BACS	GTL Services	Abbots Salford works	32.00		32.00
BACS	GTL Services	5 a-side posts	96.00	0.00	96.00
BACS	GTL Services	Various	97.00	0.00	97.00
BACS	GTL Services	Kissing Gate installations	874.90	0.00	874.90
BACS	Geosphere Ltd	Parish Online	132.00	22.00	110.00
BACS	Water Plus	Allotment Water Charges	9.37	1.56	7.81
DD	Lloyds	Invoice to 9.4.23	7.85		7.85
DD	Lloyds	Invoice to 9.5.23	8.70		8.70
DD	NEST	Clerk Pension	174.10	0.00	174.10
DD	O2	Line Rental Charge	23.57	3.93	19.64
DD	ICO	GDPR Fee	35.00	0.00	35.00
DD	EDF Energy	TOPs	104.00		104.00
DD	Yu Energy	Streetlight Energy	69.73	3.32	66.41
DD	Yu Energy	Streetlight Energy	18.80	0.90	17.90
DD	Yu Energy	Streetlight Energy	19.96	0.95	19.01

Total			14193.96	1354.06	12839.90
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