MINUTES OF THE MEETING OF BRAILES PARISH COUNCIL

MONDAY 28TH SEPTEMBER 2014 IN THE VILLAGE HALL, BRAILES

Present: Cllr Drury (Chairman)

Cllr Jervis

Cllr Lloyd

Cllr Bennett

Cllr Ashall

Cllr Righton

Cllr Seccombe

Cllr Saint

Around 60 Members of the Public

|  |  |
| --- | --- |
| 1. Disclosure of Interest.   Members are asked to declare personal interests in any item on the Agenda. You are reminded that the Code of Conduct, which took effect from August 28th 2012, provides that if you have a prejudicial interest in any matter under discussion you should withdraw from the room and not seek improperly to influence a decision in the matter.  Cllr Righton declared an interest in discussing the tender of the bench as he knew the individuals |  |
| 1. Approve discuss and sign the Minutes of the August Meeting   There were several amendments to be made before being approved. These were: Cllr Bennett pointed out that the Standing Orders state that the agenda should be on the website although until last month this hasn’t happened. Cllr Righton was indeed present; the clerk forgot to add him to the list present – apologies. Where it reads District Council when discussing boundaries, it should read County Council. The minutes were then approved. Proposed by Cllr Ashall, 2nded by Cllr Lloyd. |  |
| Before item 3 Members of the public came up the chairman asked Andrew Murphy from Stansgate Planning to speak as he had asked to present to the public and the Parish Council. He is representing Howard Taylor who owns the field known as Betty’s Field off School Lane. Andrew took those present through a presentation for their proposal to build 25 new houses on Betty’s Field. He gave a policy overview that states that the Core Strategy has identified Brailes as a category 2 village that should have between 50-75 new houses built between 2011-2031 and stated that there is a need for housing identified in the Parish Plan and the District. He said that there are 2 key constraints of the site i) it has a conservation Area to the North; ii) at the lower end of the field is a flood plain and the Sutton Brook Flood Relief Channel runs across the bottom the field. He had recently met with Ken Taylor of Brailes Floodwatch and Paul Ryman from County Council flood team and they discussed this FRC and the need to cut down the northern end.  There has been a recent Topographic Survey commanded and Flood Risk Assessment done. The 102.5 contour has been identified as the edge of the flood zone and there have been no houses proposed below this line, only gardens. The 25 houses are to be a mix of house types, detached and short terraces, and will be low density in keeping with the surrounding areas. The access is to be off Orchard Close, with pedestrian and cycle access going to School Lane to the North, making some of the village amenities closer. There was no public right of way across the site, and there was a corridor of view down the site, although the layout wasn’t necessarily the final layout.  Cllr Drury started by saying that he had concerns regarding the road access and the current and future flooding issues that this proposal brings. Cllr Righton added that there were concerns that there would be sewerage and water problems. Cllr Bennett commented that the flood line was close to the houses. Cllr Lloyd stated that she should like to walk the site to get a better overview of the proposal with Orchard Close residents present. She asked the proportion of affordable homes – the answer was 30%. Cllr Righton stated that the edge of the Flood Relief Ditch was at 50m and the extent of the flooding was at no 17. Craig Edwards from no 16 Orchard Close added that the water had come to almost up to his door before. Cllr Ashall re-iterated the flooding issues with the proposal as well as the justification in general for more houses. Cllr Jervis also agreed that flooding and access were major concerns for this proposal.   1. Members of the public were allowed to speak/ ask Andrew questions.   Brian Nicholls asked what right morally and ethically to the proposers have to disturb the way of life of those residents of Orchard Close.  Tony de Maillet said that he was bothered by a proposal of this size. The Neighborhood Plan has an influence of plans and would like to know how this would sit within the village? There are problems with the proposed access, over the bridge into Orchard Close from Jeff’s Close.  Stephen Carr, lives at the end of school Land opposite the proposed pedestrian access and stated that he didn’t believe that the Core Strategy or the Village Design Statements were being taken into consideration. The housing allocation is up to 2031 and there’s no need to build the whole allocation now.  Peter Binns from the Willows at the end of Cow Lane stated that in 1988 he joined the Village Design Statement team which stated that any new developments should be small and the village as a whole should be kept unspoilt. He re-iterated that there was no need to build all the proposed allocation of the Core Strategy now and since 2011 20 houses have already been built with another 24 or so due to be built.  John Pearce stated that Betty’s Field is currently Old Permanent Pasture that absorbs water and so holds flood water. If this is built upon the water will immediately run off into the Brook and exacerbate existing problems.  Paul Clarke asked about the access left between no21 and 22 on the plan. Andrew Murphy stated that this was only for access to the field below the proposed houses.  Jo Taylor asked who would maintain the Public Open Space. Andrew Murphy replied that it would either be the residents, a management group of Stratford District Council. Jo also pointed out that in times of flood the access road in Orchard Close floods and therefore the new development would be cut off to cars.  Carol Foster asked about the percentage of affordable homes. This is to be 305, the minimum requirement, which is 8 affordable, 17 market value.  The chairman asked at this point for a show of hands in favour of the development. 0 in favour, all against.  The sewerage plans had not yet been determined for the site, so if the sewage tank flooded, there would be effluent running into the brook  Andy Gallagher asked if there was a developer appointed, none as yet. He stated that there would be section 106 money from the development but there have been no infrastructure improvements since the 1960’s.  Cllr Lloyd added that a closer look at flooding problems was needed.  Nathan stated that there would be a lot of heavy vehicles involved in the construction going over the bridge into Orchard Close – was it strong enough, and it would cause large amounts of disruption to the residents of Orchard Close |  |
| 1. Matters Arising from the last meeting  * Tony de Maillet gave the Councillors an update on the Neighborhood Plan. The funding application is outstanding, but he recommended that they with until the spring and apply again as they will struggle to spend the money in the allowed time. This was proposed by Cllr Ashall, 2nded by Cllr Righton. 2 signatories are needed, Cllr’s Drury and Righton offered. This was proposed by Cllr Ashall, 2nded by Cllrs Lloyd. The terms of reference need updating. And will be done for next month’s meeting. There is a meeting on October 13th where Tony is hoping to re-gather and move forward. There has been quite some fallout from recent events in the NP and things have become rather static. Cllr Seccombe stated how important it is to keep going and to try to re-gain momentum. Cllr Drury suggested that advertising in the Feldon News might be a good way to get new people interested. Cllr Drury inquired about the past minutes of the sub-committees and whether they could be made available. Tony replied that some were available, but not all exist. Cllr Bennett questioned the funding. Tony replied that it was more prudent to use the money made available via the Parish Council as they wouldn’t be able to spend all the money applied for. Cllr Drury pointed out that planning seems to have taken the limelight regarding the NP and it would be worth trying to get the message across that that is a small part of the NP. Cllr Bennett argued that the NP is primarily about planning. Cllr Lloyd pointed out that it is much more. It is to do with ALL aspects of village life including the school, pre-school, care for the elderly, and provision of leisure activities for all sectors such as the elderly, sliver surfers, and youths alike. In our village flooding is one of the most important issues. * Standing Orders – these have not been looked at, but the clerk suggested that we adopt a ‘Brailes friendly’ version of the model standing orders. Proposed by Cllrs Righton, 2nded by Cllr Lloyd. Cllr Drury asked that all meetings suggested at the PC meeting get a date set then so they happed, all agreed. * Bench – There had been 2 quotes for the installation of the bench, all agreed to go with the cheaper quote. There is to be a site meeting on wed at 6pm to discuss its placement, and then it can be installed. * Childcare – Cllr Lloyd provided an update. 735 questionnaires have gone out. Not all are back but so far 91% support childcare, 57% of who support a nursery. There are 23 children under 4, 18 have a need for childcare. There have been 22 comments about the primary school (in a comments box, not a question) some criticism. All the current child minders are oversubscribed, and 5 potential teachers, 8 trustees have come forward. Cllr Lloyd did point out that a PC logo would have been good to raise its involvement in this instance, she also added that there are a lot of people in the parish that need help in various ways and it may be of use to put an article in the Feldon News about how they can get help. Cllr Drury praised Cllr Lloyd for her hard work. * Dog Bins –have arrived. One will go on the corner of the footpaths below Sheer Grit, the other at the end of Cow Lane, near the green. * The recording device was moved to next month’s agenda * £250 was agreed to be the amount for small jobs that do not need a complex tender process. We will put together a list of those qualified local trades people that wish to be considered. Proposed by Cllr Ashall, 2nded by Cllr Jervis. * Financial package for the clerk. She has been recommended a company RBS that devise software specifically for Parish Councils. It is a solution for financial accounting, VAT, end of year etc. It was agreed by all | Tony to advertise in the Feldon News and Website.  Tony to get together minutes.  Clerk to adopt SO for Brailes  Clerk to put something in the Feldon News  Clerk to advertise for local trades people  Clerk to approach RBS |
| 1. Floodwatch Report   Mr. Ken Taylor is away so there is no floodwatch report, but the clerk suggested that a sub-committee for flooding be formed to assist Ken in following up and implementing his recommendations. Cllrs Righton and Ashall kindly agreed to this. | | |
| 1. County and District Reports   Cllr Saint – corrected the minutes that it is the District, not County Council boundaries that are changing. Shipston is not due to change. There was a Fire Service review last week. All opposed the planned changes.  Cllr Seccombe – The draft Core Strategy has gone to Bristol to be inspected. The proposed development of Gaydon/Lighthorn Heath will benefit villages like Brailes as it can deliver a large proportion of the housing burden for the area. |  |
| 1. Maintenance.   Cllr Saint has been told that the lighting shroud outside 1Millers Way has been fixed, actually it hasn’t so Cllr Saint to chase | Cllr Saint to follow up |
| 1. Reports of other meetings/committees – None |  |
| 1. Correspondence  * The Clerk had a letter from Adam Goren regarding the brass instruments. Cllr Righton updated everyone. His brother Dan has a cornet still, and there are 8 instruments in a barn, some others were sold. In 1996 they had a value of £3100; in 2001 this had fallen to £800 due to corrosion. * The chairman had a letter, forwarded on to the clerk, from Cllr Bailey handing in his resignation as a Parish Councillor, effective immediately. The chairman wished to thank him for all his hard work esp in planning matters. The clerk was asked to write a letter to him to express thaks and best wishes on behalf of the Parish Council. | Clerk to respond to Mr. Goren, pointing out that his brother has one instrument. Cllr Righton to approach Paul Russell to value the remaining ones |
| 1. Planning  * Planning Application Consultation 14/02381/TREE Stuart Cottage – the clerk was instructed to make no representation, which she did. * Planning Application Consultation 14/02397/FUL Village Hall – the application has been submitted, comments needed to be submitted by 10th Oct. - Approve * Planning Application Consultation 14/02476/LBC The Old Rectory –Interchange of door and window on North Elevation. Comments due by 14th Oct. – Approve * Decision is required as to the naming of the plots adjacent to Sunnyside Nurseries. They can be named off Castle Hill Lane, or something else such as Sunnyside Close. Becketts was agreed by all, if allowed |  |
| 1. Finance   Receipts – Burial £200 Plot reservation £200  Payments –  Cheque no 101191 – Clerk’s salary £489.67  101192- Wellan – Storage Shed £318.00  101193 – Glasdon - Bench £403.60 101194 – Stratford DC – planning for storage shed £97.50 |  |
| Date of next meeting – Monday 29th Sept at 7.30pm |  |
| Items for next meeting – Recorder for Meetings, Cllr Bennett update of community forum, NP terms of reference |  |