

**MINUTES OF MEETING OF GRANDBOROUGH PARISH COUNCIL**  
**Tuesday 7th November 2017, 7.45 pm**

Members of the public allowed to speak on items on the agenda before the meeting commenced. Mr Nigel Ozier, Aitchison Raffety, spoke about the revised scheme for residential development, land to west of Sawbridge Road. He acknowledged the comments made by the Parish Council in July had been helpful and taken into account. (Please see Minutes under Planning, Item 9i) Pig Farm planning application. Mr Steriopulos spoke on the reports now available and his continued objections to the application. (Please see Minutes under Planning, Item 9f)

1. **Present: Cllrs. R Hastie (Chairman), M Bullen, R Lee, S McArthur and H McBreen** and 8 members of the public.
2. **Apologies for Absence** received from Cllr. E Crane and Cllr. H Roberts.
3. **In their absence no reports received from Cllr. H Roberts and Cllr. E Crane**
4. **Declaration of Interests** – none made.
5. **Minutes of Meeting held 5th September 2017** circulated to Cllrs. and signed a true record.
6. **Matters Arising from the Minutes:**
  - a) Neighbourhood Plan Progress – Cllr. Hastie reported the working party had met and agreed to go ahead with the production of a plan, though consultation on the area to be covered would need to take place. The next issue of the Parish Council Newsletter will contain the relevant information. Next meeting on 22.11.17.
  - b) 'Electoral review of the Borough' – nothing to report
  - c) Wastewater – Cllr. Hastie had received copies of correspondence from Mr C Barfield, who was still experiencing problems with foul water in the ditch at the rear of his property. Agreed to write to Environmental Health, RBC, to ask when and what actions they had taken to address the problem.
  - d) Severn Trent carried out an exercise in Sawbridge Road and identified several problems. The ST Officer, outlining his findings, will compile a report. Cllr. Hastie to contact Severn Trent in due course for an update.
7. **Highways**
8. **Footpaths**
9. **Planning**
  - a) Confirmation from RBC that they have submitted the Rugby Borough Local Plan to the Planning Inspectorate for examination. All the supporting documents are now before the Inspector. Ms Carmel Edwards, who is independent of the Council, is the Programme Officer.
  - b) Planning permission approved for erection of Livestock Building at Calcutt Elms Farm, Calcutt Lane, Stockton. R17/1412
  - c) Planning permission approved for erection of a front roof dormer at 2 Meadow Cottages, Main Street. R17/1018
  - d) Planning permission approved for erection of a single storey side extension, rear dormer and alterations at Gerona, Church Road. R17/1016
  - e) Planning permission refused for erection of four detached two storey dwellings with associated works including access, parking and landscaping, land east of Church Road and north of Sawbridge Road. R17/1079
  - f) Confirmation from Joanne Orton, RBC, that the planning application for erection of an agricultural building, slurry store etc, for Mr J Evans, will be going to full committee on 29.11.17. R17/0937. Minor modifications had been made to the application and various reports submitted, including surveys on noise and odour. The slurry tank moved nearer to the brook and some screening proposed, but not completely round it. Cllr. Bullen felt the previous concerns of the Parish Council had not been addressed and therefore the objections to the application still stood.

It was agreed to write to RBC again re' the objections i.e.

- The damaging impact on the long established equestrian business next door.
- The Councillors did not have the necessary expertise to fully understand the detailed reports, in particular the odour emissions report. If permission were to be granted, it would need constant monitoring by RBC technical officers to ensure odour emission did not become a problem.
- The slurry tank was now positioned nearer to the stream that floods, and any leakage could contaminate the watercourse.
- Landscaping proposed appeared to be purely cosmetic. It was felt a bund around the slurry tank would at least protect the site.
- If RBC were minded to pass the application it was suggested that a condition should be placed on it to prevent any animal movements before 9am. Access route should be from the A426, and not through the village of Grandborough.

RBC to be notified accordingly

- g) Planning and Listed Building consent granted for repairs and alterations to Top House Farm, Broadwell Road, Grandborough Fields for Mr J Patmore. R17/0220 and R16/0163
- h) Application for Certificate of Lawfulness for the continued use of 2 residential dwelling houses at EKKO Equestrian, Barn Meadow Farm, Calcutt Lane for Mr C Bates. R17/1699. Cllrs. concerned that if this was allowed, it could set a precedent and lead to other such applications.
- i) Aitchison Raffety proposed residential development, land to west of Sawbridge Road. The new proposals included two pairs of smaller semi detached properties, and detached homes smaller. A small car park for the Village Hall had also been included. Cllr. Hastie said the Parish Council were still concerned re' the flooding issues in the area and suggested an attenuation pond could be included on the land behind the proposed development. Cllr. Bullen still had concerns the proposed site was outside the village boundary, and that the Parish Council needed to decide if they accepted development outside the boundary or not. Cllr. Hastie confirmed the Parish Council felt the restriction on development in rural villages to sites within the existing boundaries had unhealthy consequences for them. Over time the housing mix changes as residents add extensions etc. The number of 2 and 3 bedroom homes is reduced. At the same time there is a tendency for residents, once settled, to remain for very long periods, and average age of the local population increases. There is therefore limited scope for 'new blood' to enter the village. If limited developments of 5 to 8 houses, with a majority of 2 or 3 bedrooms, in a period of 5 years, then it would ensure the continued vibrancy of the local community within manageable limits. The Parish Council will discuss the site when plans are submitted. Mr Rafferty and colleague left the meeting at 7.55 pm
- j) Outline planning application for a detached dwelling with associated garages and store, with all matters reserved except for access and layout at land in Church Road, for Mr Hannis, The Rowans, 1 Church Road. R15/1548. Cllrs. viewed plans and agreed the proposed dwelling was far too large and overpowering for the site, and totally out of keeping with the surrounding properties. It was also outside the village boundary. RBC to be notified accordingly.

**10. Lighting** Lamp No 7, The Green, junction of Sawbridge Road and Church Road reported faulty on 02.11.17, now repaired.

#### **11. Accounts**

- a) Payment authorised of the following:
- £216.00 to Avon Planning Services Ltd for Mr Neil Pearce, Neighbourhood Planning meeting. (754)
  - £60.46 to EON, lighting maintenance ending 30.09.17 (755)
  - £120.00 to W S Gardens Ltd for Lengthsman Scheme in September 2017 (756)
  - £360.00 to W S Gardens Ltd, for mowing grass in village (£216) and Aikman Green (£144) in September 2017 (757)
  - £136.34 to E.ON for energy ending 30.09.17 (758)
  - £35.00 to Information Commissioner for renewal of Data Protection (759)

£300 to W S Gardens Ltd for mowing grass in village (£144) and Aikman Green (£156) in October 2017 (760)

- b) Bank balance after above payments and £2500 SALFV donation deducted is £6599.98
- c) Setting of Precept for 2018/2019. Financial estimates sent to all Cllrs. prior to the meeting. After due consideration it was agreed to keep the precept at £5,250 for another year. Proposed by Cllr. Hastie, seconded by Cllr. Bullen and unanimously agreed.
- d) Second half of Precept paid into account
- e) RBC Amenity Grass Cutting paid into account
- f) Building Society Fixed Bond interest of £156.42, paid back into account

## **12. Correspondence**

- a) Temporary closure of A426 Southam Road, Leamington Hastings on 14.11.17
- b) Temporary closure of C193 Grandborough and Woolscott Road on 16.11.17. (Woolscott Hill) Copies of both closures put on PC noticeboard
- c) WCC Winter Gritting Routes – no change

## **13. Date of Next Meeting – Tuesday 9th January 2018, 7.45 pm** Meetings in 2018 - 6th March; 1st May; 3rd July; 4th September and 6th November. Dates agreed

## **14. Dog Poo Bins** – Rugby Borough Council confirmed they could provide and install bins. To date, they do not charge for emptying bins. After discussion it was agreed to purchase two bins to be sited near the entrances to the village in Hill Road and Sawbridge Road. Cost of a stainless steel bin quoted by RBC was £148.00, exc. VAT, and installation was £52.50, exc. VAT. It was suggested to look online for suitable bins and Councillors to install them. This was agreed and Mr Jackson agreed to make enquiries.

## **15. Maintenance of Parish Council Trees in Village.** Cllr. Hastie and Cllr. McArthur had surveyed the trees and presented their report. Mainly minor work was needed on the trees, but hedges needed major work. Hedges on Aikman Green and the Parish Council Open Space, needed both sides cut and the height lowered, and the hedge behind the Bus Shelter needed taking back. Cllr. Hastie had spoken to the electricity surveyor who happened to be in the village checking the trees and power cables. The surveyor agreed to put in a written order for any lines to be cleared and the trees shaped.

Cllr. H McBreen kind offer to remove the small tree by the hedge on Aikman Green was accepted.

Cllr. Hastie to draw up a specification for the work and it would be put out to tender.

## **16. Grass Mowing Contract** This contract had run the agreed three years. The Councillors were very satisfied with the standard of work provided by the current contractor. They unanimously agreed to ask the current contractor to continue with the same arrangements. Clerk to contact him.

## **16. Parish Council Computer** The Clerk reported she was still unable to send any emails and was experiencing many problems with the computer. It was agreed to purchase a new laptop computer, so it could be used to show plans at PC meetings etc.. Cllr. Lee offered to make enquiries to find a suitable machine.

**Chairman:**

**Date:**