

## Quinton Parish Council

### Ordinary Parish Council Meeting

Wednesday 8<sup>th</sup> March 2017

Quinton Village Hall 7.30 pm

Present: Cllr David White (Chairman)

Cllr Caroline Barton

Cllr Paul Milliken

Cllr Phil Maundrill

Cllr Chris Watson

Mrs M Norman (Parish Clerk and Responsible Financial Officer)

Also present: Cllr Mike Brain

1	<b>Apologies:</b> There were no apologies for absence.
2	<b>Declaration of interests</b> There were no declarations of interest.
3	<b>Questions from the public:</b> There were no questions from members of the public.
4	<b>CALA Homes:</b> The representative from CALA Homes had been unable to attend the meeting. It was agreed that he would be invited to attend the next Parish Council meeting on the 10 <sup>th</sup> May.
5	<b>Minutes of the previous meeting:</b> The minutes of the meeting of the 11 <sup>th</sup> January, together with those of the extraordinary meeting of the 19 <sup>th</sup> January were agreed as an accurate record and signed by the Chairman.
6	<b>Matters arising from the minutes of the previous meeting:</b> There were no matters arising.
7	<b>Any matters from the Chairman:</b> The Chairman reported that he had not yet been able to make contact with the Headmaster to discuss the issue of the hedge bordering Aylstone Close, but hoped to do so in the very near future. The Chairman had also been informed of a project to provide a communal Christmas tree for the village. The project leader would be invited to attend the next Parish Council meeting to give more information.  The Chairman had received a request from NALC for examples of parish councils who had not benefited from s106 money. The council agreed that 54 new houses had been built in recent years without any s106 monies being provided. The clerk was asked to convey this information to NALC.

8	<p><b>Clerk's updates:</b></p> <p>i) The Fordway playground: Ludus had confirmed that they were willing to place patches on the cracked surface of the playground and had agreed that if this proved unsatisfactory, the entire area would be resurfaced. The work would commence as soon as the ground had dried out sufficiently.</p> <p>ii) The contents of a defective salt bin had spilled onto the highway causing damage to a well established beech hedge. It was agreed that the clerk should contact the house holder and ask for an assessment of the damage to be carried out by a tree surgeon. The Council would then consider making an insurance claim.</p> <p>iii) Land Registry notification: The Land Registry had confirmed that they were prepared to consider the Council's objection to the notice of adverse possession, enabling both parties to proceed to negotiation if they desired. As the applicant and Quinton Parish Council were willing to negotiate the Land Registry would now allow until 2<sup>nd</sup> May to reach an agreement. If this does not prove possible, the issue will be referred to the Land Tribunal.</p>	
9	<p><b>First Registration Village Greens:</b> The clerk had obtained quotations from two firms of solicitors in relation to the registration of the village greens. After discussion it was resolved to appoint Shakespeare Martineau to carry out this work.</p>	
10	<p><b>Litter bin Upper Quinton:</b> It was agreed to purchase a litter bin to be installed in Upper Quinton near the village green. The bin could be used for both dog waste and general litter.</p>	
11	<p><b>Speed visors:</b></p> <p>Although police advice on the best location for the speed visors had not yet been received, the Council resolved to continue with the purchase of the three speed visors. Cllr Watson was asked to place the order.</p>	
12	<p><b>Replacement matting Quinton Playground:</b></p> <p>It was resolved to accept the quotation received from FLP Outdoor Play for replacement of the worn matting provided that the company would also prepare the ground prior to installing the matting.</p> <p>The clerk was asked to obtain a quotation from Thomas Fox for repairs to the mound in the playground.</p>	
13	<p><b>Any matters from the District or County Councillor:</b></p> <p>Cllr Brain reported that the Council tax levels had now been set and would remain fixed until 2021. The District Council had increased its tax demand by 2% resulting in a fractional increase to the tax payer. The District Council was still providing the same services as before and Stratford DC remained one of the top councils in the country with regards to waste and recycling. Cllr Brain hoped to be able to establish a common standard of waste bin provision, as types of bins provided currently vary widely across the county.</p>	
14	<p><b>Planning applications</b></p> <p>Parish Councillors noted the following planning applications submitted since the last Parish Council meeting:</p> <ul style="list-style-type: none"> <li>i) 16/02059/FUL Stratford Agri Park: change of use of part of building from agricultural to a flexible use for Class B1, B2, B8 and A1 uses.</li> <li>ii) Street Trading Application (catering) on B4632 Campden Road near airfield.</li> <li>iii) 17/00179/REM Land adjacent to Quinton House: Reserved matters</li> </ul>	

- (appearance, landscaping, layout and scale) pursuant to outline permission 13/00873/OUT for 4 dwellings (granted at appeal APP/J3720/A/13/2200208).
- iv) 16/02923/FUL The Cottage, Hill Lane, Upper Quinton: proposed new dwelling on land adjacent to the Cottage.
  - v) 17/00406/DEM 11 Meon Vale: proposed demolition of redundant office building (described as no. 172).
  - vi) 17/00382/FUL Quinton House Nursing Home: extension of a south elevation to create additional bedroom space, extra day room space, and to allow a passenger lift to all floors. The construction of a new main entrance and reception area to the west elevation. Associated alterations to the car parking layout.
  - vii) 17/00427/FUL 3 Meon Close Upper Quinton: Construction of new entrance porch. Extension of existing lean to pitched roof at ground level to incorporate an extension to the existing living at ground floor level.

**No representations** were made with respect to these applications.

**To receive any results of planning applications:**

The Parish Council noted the following planning decisions which had been notified since its last meeting:

- i) 16/03680/REM Long Marston Storage Depot, Lower Quinton: details approved for Reserved matters application (access, layout, scale, layout and landscaping) to substitute plots 27-30 (affordable housing units) of Phase 3A approved under Reserved Matters Application 15/01357/REM dated 14 September 2015 pursuant to outline planning permission reference 12/00484/VARY dated 31 October 2012 with 4 open market housing units.
- ii) 16/03883/LBC 1 Manor Barn, Upper Quinton: permission granted for alteration to external appearance of barn. Insertion of roof lights to front and rear.
- iii) 16/003882/FUL I Manor Barn, Upper Quinton: permission granted for alteration to external appearance of barn. Insertion of roof lights to front and rear.
- iv) 16/03430/FUL Morningside Cottage: permission granted for a new dwelling and access.
- v) 16/02971/FUL 28 The Close, Lower Quinton: permission granted for a 2 storey side extension and a single storey rear extension.

15 **Neighbourhood Plan:**

Cllr Watson had had a meeting with Matthew Neal from Stratford District Council who had provided him with very useful advice. It now remains to gather a team of volunteers willing to assist in the Plan's development and work can begin.

16 **Reports from Council members on outside bodies:**

Cllr Milliken reported that there had been several applications to the John Cooper Foundation.

Cllr Maundrill asked the Council to consider making a contribution to Meon Medical Centre to provide suitable access to the defibrillator. A pathway of paving slabs needs to be laid to the wall where the defibrillator is located. It was agreed to obtain a quotation for the cost of this work.

17 **To receive receipts and payments records for the quarter.**  
The Council received the receipts and payments records previously circulated and agreed them as an accurate record.

18 **To receive any correspondence**  
Chipping Campden Parish Council had asked for details of the number of houses built or committed to being built in the Quinton Campden Rd area. This information would help in their Neighbourhood Plan which is now at an advanced stage.

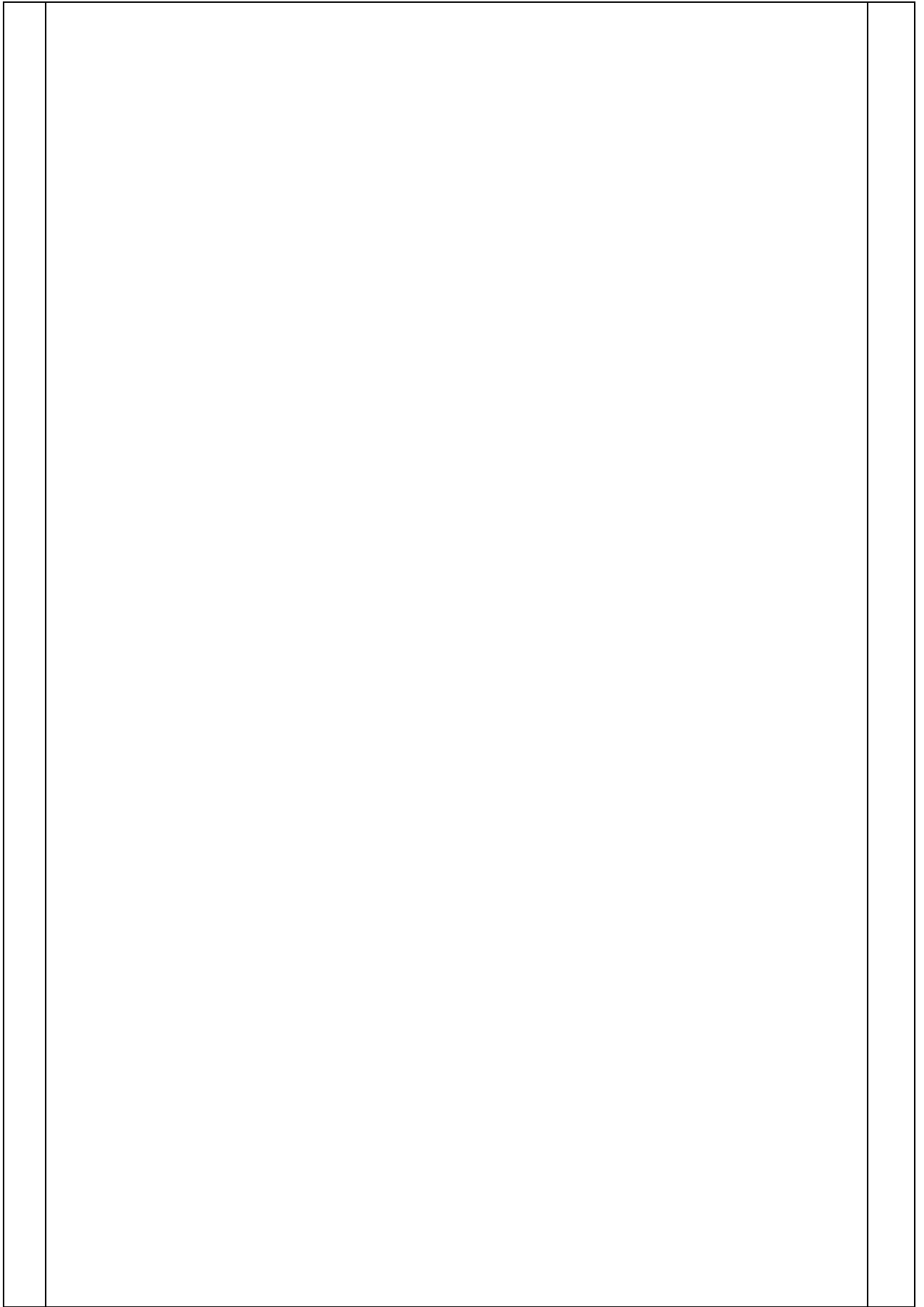
19 **Councillors' reports and items for future agenda**  
None.

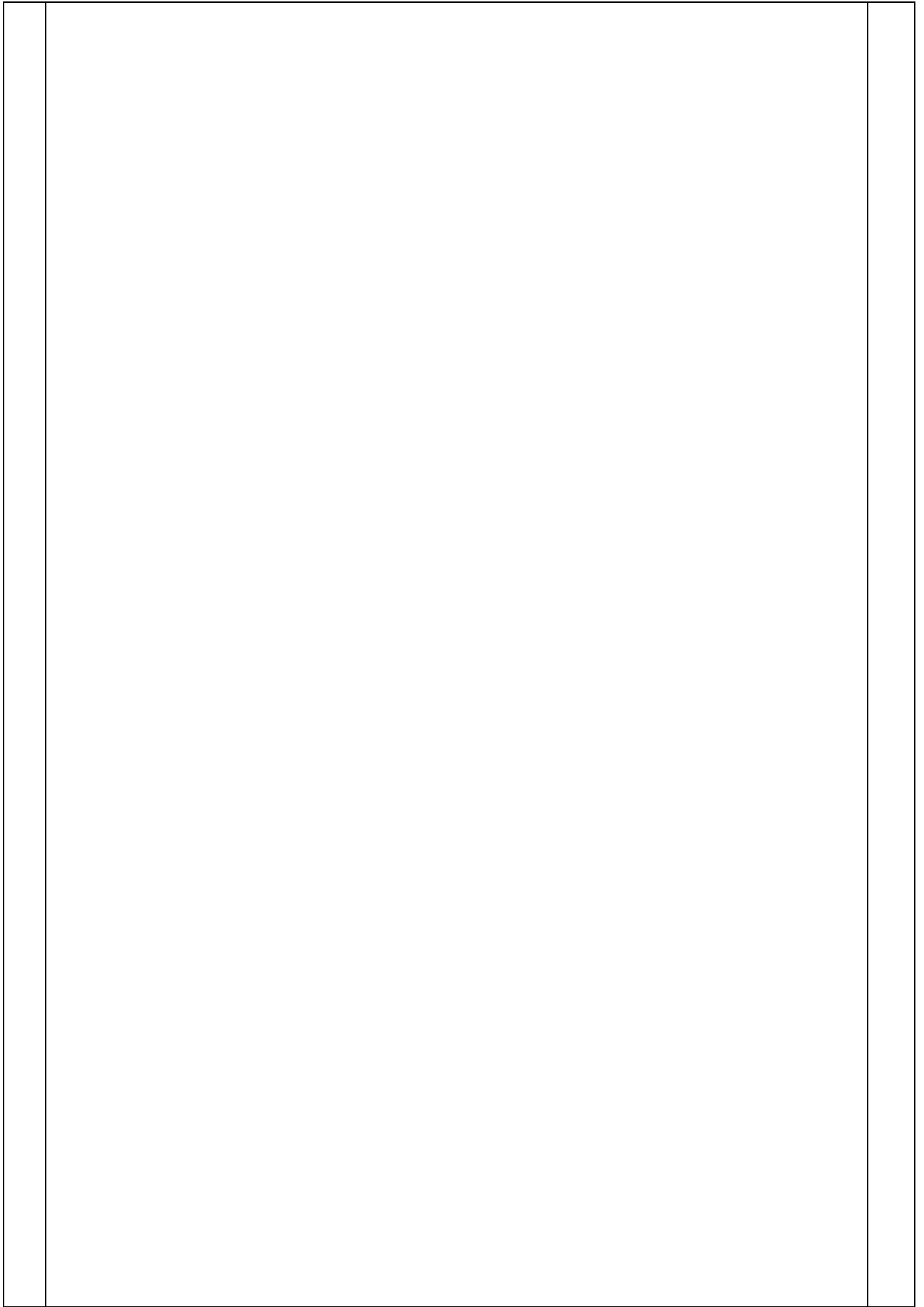
20 **Accounts for payment and finance Matters**  
The following payments were noted and approved:

- i) St. Swithin's Newsletter contribution £1,000
- ii) Clerk's salary January £\*\*\*
- iii) Clerk's salary February £\*\*\*
- iv) Playdale (inspection playgrounds) £234.00
- v) Quinton Village Hall £24.00
- vi) HMRC (income tax on clerk's salary) £\*\*
- vii) Clerk's expenses £5.60

The meeting closed at 9.30pm.

Date of next meeting Wednesday 10<sup>th</sup> May 2017





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