

**Minutes of the meeting of Lea Marston Parish Council  
Held on Thursday 18th May 2017 at 7.30 pm  
At Coleshill Town Hall**

Cllrs present :        David Reilly                (Chair)  
                              Julie Hobster  
                              Bob Bryson  
                              Martin Watson

In attendance :        Helen Whittaker        (Acting Clerk)

**47/17 Apologies**

Ruth Swinnerton

**48/17 Public Participation**

No public in attendance

**49/17 Declarations of Interest**

Cllr. David Reilly declared his interests to all matters/items as a Councillor of both NWBC and WCC.

**50/17 Minutes of previous meeting held on 4<sup>th</sup> April 2017 and matters arising**

Previous minutes were amended on page 3, item 40.1 - Here minutes stated that "Cllr. Reilly clarified that Eon were not prepared to increase their offer of £40,000 towards maintenance costs and also that the land is not being gifted in terms of ownership, but custodians for a period of 20 years". This should be amended to clarify that :- **the land is being gifted to the Parish Council and that the £40,000 fee is for/towards the maintenance costs for a period of 20 years.**

Re 37.2 Confirmation was given by Cllr. Watson that the recent photographs had been sent to Jane Pritchard at WCC. A discussion regarding this curb damage raised concerns about an additional issue of poor visibility and blockage of sight-line due to hedge rows. Cllr. Reilly to liaise with WCC Highways to ascertain why work is only being done on dropped curbs, when the issue of poor visibility due to hedgerows needs to be addressed.

Re 39.1 Update following Clerks email to NWBC Planning. Sheila Faulkner has now emailed Cllr. Reilly and will do an uninvited site visit and then refer to a senior planning officer.

**51/17 Election of Chair**

Proposals for new chair were requested. As Cllr. Reilly has been appointed Councillor for WCC he was keen to stand down due to new commitments. Cllr. Martin Watson

was proposed by Cllr. Bryson and seconded by Cllr. Hobster and it was unanimously agreed. Cllr. Watson accepted the position and read and signed the mandatory Declaration of Acceptance.

## **52/17 Progress reports for information/action:**

52.1 Family Fun Festival – Licence received, copies shared with members present. Full details of times specified on licence. Environmental Health will monitor. Any comments or feedback to be given directly to NWBC if issues occur.

52.2 Car Boot – meeting with Operations & Policy – Cllr. Reilly attended this meeting as Vice-Chair of NWBC Planning. There was good attendance from all car-booters in this area and a series of commitments was verbally agreed. These were:

- A maximum of 14 markets in one calendar year
- No permission required, but Notice must be given (LMPC has seen 1 market to date)
- Full discussed over any disputes and/or concerns
- If a market operates after 9.00 am, then it is counted as one of the allotted 14. (This relates to issues with weather)
- A planning application is required if they want an extra market above the 14 quota agreed
- All traffic cones must be cleared away and out of sight at the end of each market
- The lighting of ANY fires is NOT allowed
- Clearing away and tidying up of the area must be carried out after each market.
- Closure of the markets is at 1.00 pm. (Specific limit set at 3.00 pm) thus allowing tidying up time.
- Rights of way must be keep clear and useable at all times

A review meeting will convene in December to discuss matters and ensure compliance for the rest of the year. It was acknowledged that the HS2 developments will have a drastic effect of these markets in the near future. Therefore, the question was raised about the possibility of another site being found within the locality. The attendees were willing to discuss this issue further, but it was reiterated that the new site must be agreed and all matters involved being legal, lawful and with local communities and parties working together.

52.3 Clay Shoot – Email received from the Clerk regarding clay shooting on Bank Holidays. Members think that there is NO RESTRICTION in the legal agreement. Although this needs to be checked on the original legal agreement. (The paperwork provided was a Notice relating to this site, not a copy of the Agreement). However, Cllr. Swinnerton is continuing to keep a record of issues with noise. The idea of sound barriers was briefly discussed. The Clerk would contact NWBC for a copy of the original Licence Agreement between NWBC and Guy Breedon for Clay shooting on the Land on Blackgrievs Lane, Lea Marston.

52.4 Community Payback – Email received from Dave Adams on 2/5/17 requiring Clerk to sign the Agreement with the Community Payback Team. Councillors need to consider and prepare a list of jobs within the Parish for the team to consider actioning.

### **53/17 Transfer of Prologis/Eon land to Parish Council**

Email received from Clerk with the reply from Rachel at Garner Canning Solicitors. They have quoted a reduced hourly rate of £175 + vat. The quotation was discussed at length as there are many factors influencing this land that need to be considered like trees, pheasant rearing, emergency access to the Hams Hall site etc. Therefore a Solicitor would need to advise members accordingly. The understanding of the members (see alteration to previous minutes in item 50/17 above) is that this land is to be gifted and thus officially transferred to LMPC, legally through HMLR, and the £40,000 is monies for maintenance for this first 20 years of parish ownership. Subsequent maintenance fees will be the sole responsibility of LMPC. In conclusion, it was agreed that legal representation was needed to ensure all liabilities and procedures relating to the transfer of the land to the parish were fully reviewed, considered and adhered to. All member UNANIMOUSLY agreed in favour of appointing Garner Canning Solicitor, however, members agreed that Cllr. Reilly should speak direct to these Solicitors imposing a maximum budget spend of £2000 for the legal process/formalities. Cllr. Reilly to contact Rachel at Garner Canning and discuss budget limit and thus way forward.

### **54/17 Planning**

No specific planning applications to consider.

- 54.1 The Community Orchard and Garden was discussed. This is ideally proposed as a 'low maintenance garden' thus reducing upkeep costs. Also, it was therefore suggested that the Community Payback Team should be used for work and maintenance of this area.
- 54.2 The resident in the neighbouring/adjoining property had had an informal discussion with Cllr. Reilly about his wanting fencing between his property and the garden. However, Cllr, Reilly understood that the resident would obtain quotes, yet the gentleman has instead dropped an invoice through the Cllr's letterbox. Cllr. Reilly : to speak to Clerk regarding legal requirements as no quotes were produced and resident and had the work completed. The way forward will then be discussed at the next parish meeting in July.

### **55/17 Update on HS2 matters**

HS2 community briefing meeting has been rescheduled for the third time, to Thursday 6<sup>th</sup> July at 2 pm at Shire Hall. Cllr. Reilly will be in attendance as County Councillor and thus report back to parish as well. It was confirmed that LMPC can apply for funds through the Community Benefit Fund and it was thus proposed that a bid be prepared possibly using the £40,000 Prolog monies as match funding. It may be worth also looking at a collective/shared bid with other local parishes in North Warks who are affected by HS2.

## 56/17 Finance

56.1 Acting Clerk requested the signing of cheques prepared and initialling of invoices for payment.

Louise Baudet – Clerks salary	£184.86
HMRC – PAYE & NI contributions	£46.20
Louise Baudet – allowances/reimbursements	£63.47
NWBC – playground inspection	£59.70
Nether Whitacre Village Hall – room hire 16/17	£207.00
Select Payroll – payroll services	£96.00

56.2 Two quotations for Millennium Bench were presented and discussed. It was unanimously agreed that TCM Maintenance Services quotation for £475.00 should be used and actioned. Clerk to contact.

## 57/17 Communications

The following communications were discussed :

- Invitation to all Parish Councillors to Service at St. Giles Church in Nether Whitacre on 13<sup>th</sup> July 2017 at 7.30 pm to welcome Becky Stephens, new Vicar
- Content for the next issue of Tidings is required from LMPC.
- Jeff Brown has communicated that in relation to the sports pitch there are NO conditions of use.
- The highways sign for Church Lane, located at No. 1 Church Lane is now invisible within the residents overgrown hedge. Clerk to contact WCC Highways to clear the area around this sign to make it visible to all.

## 58/17 Councillors' reports (including Report from Chair) and items for future Agenda

58.1 Cllr. Reilly as (exiting) Chair advised members that his new responsibilities as WCC Councillor are Communities and Regulatory. NWBC responsibilities are Planning & Development Board, Safer Communities Sub-committee, Area Forum West and Lead Cllr. on HS2.

58.2 The Airport Consultation is to be rescheduled in the summer. Cllr. Reilly did respond to a member question by confirming that “there is a time restriction on planes flying at night-time”. He also confirmed that there are questions being raised about the health impact on the public/surrounding residents and he is currently in communication with the MP Craig Tracey regarding concerns/evidence raised.

58.3 The Mineral Strategy, which runs 2017-2030 is now with the Government Inspector. LMPC objections have been raised and Cllr. Reilly will discuss these with other concerns/issues with the Inspector at the next meeting as he is due to attend. No start date has been yet set.

**59/17 Date of next meeting: AGM Tuesday 4th July 2017.** Place and time to be confirmed.  
(Meeting in June cancelled by majority/unanimous decision)

Meeting closed at 9.00 pm

Signed ..... (Chair)

Date .....