

**Minutes of the meeting of Lea Marston Parish Council
Held on Tuesday 4th April 2017 at 7.00pm
At Nether Whitacre Village Hall**

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

In attendance : Darren Showering (Coleshill Town Colts)
 Brian Round (resident)
 Martin Wheeler
 Louise Baudet (Clerk)

36/17 Apologies

There were no apologies for absence

37/17 Public participation

37.1 Darren Showering from Coleshill Town Colts introduced himself and sought clarification from the Parish Council as to whether the club would be given a lease for the forthcoming year. He outlined the teams currently using the facility and the hard work being put in to keep the Club going for local youngsters, which has included purchasing equipment, fundraising and maintenance of the site to provide a safe and friendly environment for the children. Improvements have included improving the playing surfaces and green areas, purchasing two mowers and a ride on mower as well as reseeding the pitches. The site is looked after by volunteers. The Parish Council fed back their concerns regarding the current use of the pitch which included the high level of litter, problems with cars parking and disruption caused to services at the Church on a Sunday morning, speeding traffic in Church Lane and other minor problems such as irresponsible use of the water tap, boots being left on the Church wall. Darren stated that they would address these issues and take any action required eg changing the kick off times when there is a Christening at the Church and ensuring 'visiting teams' were aware of rules. They were keen to develop a working relationship with the Church and Parish Council. Cllr Reilly informed Darren Showering that the matter would be discussed later on the Agenda, but that the hire agreement for the next season would be with Eon.

37.2 Brian Round highlighted that the work on the Fishing Lakes had stopped and that there seemed to be only mineral extraction work being done. Councillors

commented that HS2 would relocate ponds as part of environmental relocation once construction is underway. Brian Round then asked for an update on the problems with vehicles damaging the highway/pavements in Seeney Lane. The Parish Council confirmed that the matter had already been reported to Jane Pritchard at Warwickshire County Council who had logged the concerns and indicated that matters would be addressed once funding is available in the budgets. It was acknowledged by those present that the Licensing Authority would not intervene unless there were breaches of the License. It was agreed that Cllr Watson would send more recent pictures to Jane Pritchard at WCC.

38/17 Declarations of Interest

There were no interests to declare.

39/17 Progress reports for information/action

- 39.1 Woodhouse Farm – The Clerk reported that Sheila Faulkner had undertaken a site visit with regard to the alleged unauthorised use and hours of operation. Units 4 and 5 only have planning permission for B1 Use (light industry). The site inspection revealed what appeared to be car repairs operating from unit 4, which is considered to be a B2 Use (general industry). A letter has been sent to the owner, Mr Neachell, to cease it's use as B2 and a period of six weeks will be allowed for compliance. The owner was also reminded of the conditioned operating hours. Sheila Faulkner made reference to the site being a working farm and livery which may justify vehicles arriving and leaving, along with deliveries being made. Councillors asked the Clerk to inform Planning that the site is not a working farm.
- 39.2 Car boot – the Clerk confirmed that she had contacted Jeff Brown to request that action be taken regarding the NWBC Car Boot Policy and also a meeting with the Operators. Residents and Councillors continue to monitor the car boot activities and traffic, noise, litter etc... continue to be of concern.
- 39.3 Family Festival – the Clerk confirmed that she had contacted Steve Whiley at NWBC who had confirmed that the views of the Parish Council had been taken into account when considering the License for the Family Festival. A copy of the agreement would be obtained and circulated to Councillors.
- 39.4 Dog fouling – this continues to be a problem and the Clerk agreed to chase this with the Dog Warden at NWBC ; it was noted that two years had elapsed since the original request for signage and pavement markings. The Chair would arrange for the notices to be erected on the playing fields

40/17 Transfer of ProLogis/Eon land to Parish Council

40.1 Standing Orders were suspended for public participation and the Chair welcomed Martin Wheeler to the meeting. Cllr Reilly updated Councillors on the recent meeting with ProLogis ; the land was originally going to be gifted to North Warwickshire Borough Council who would then gift it to the Parish Council, avoiding the need for the Parish Council to bear any of the legal costs in the transaction. After considering the arrangement the Legal team at NWBC had decided that the arrangement carried certain risks that they were not prepared to carry ie that during the process the Parish Council may decide to withdraw and NWBC could be left with responsibility for the land. NWBC had calculated it would cost them £200,000 to maintain the land should they be left with responsibility for it during the process, a £160,000 deficit as there is only £40,000 being gifted with the land. In view of this NWBC have decided not to be an intermediary as part of the transfer arrangements, meaning that the Parish Council would need to appoint a specialist Solicitor to check the legal agreement and also arrange for the land transfer with Land Registry. The Clerk would obtain a quote from Garner Canning Solicitors in Coleshill. Martin Wheeler provided Councillors with some background information about the site and made reference to numerous s106 agreements, which included the land being used for recreational use. Councillors asked the Clerk to obtain details from Mr Brown, NWBC Planning regarding any existing s106 agreements. Martin Wheeler stated that there had been s106 agreements linked to the establishment of the Environmental Centre in the 1990's as part of the environmental offset for the power station at Hams Hall. Councillors discussed the map of the land being gifted and it was noted with concern that it was not the same map as previously presented. The main concern being that the transfer now included roadways which the Parish Council would be responsible for maintaining, but would also be responsible for ensuring emergency access. Councillors were concerned about the costs associated with maintaining the roads and also felt clarification should be sought as to what was involved in allowing emergency access. 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. Councillors noted that the maps being used were not accurate and agreed that updated maps should be provided as part of the negotiations. The Chair reported that Mark Maisey had confirmed that they would commission a Hazardous Material survey due to ash from the Power Station. Tame Valley Wetlands had raised concerns regarding the Poplar trees at the front of the walled garden and it was agreed that this would should be done before the Parish Council take responsibility for them, due to the costs. Councillors continued to express concerns regarding the agreement for pheasant rearing and shooting and wished there to be further clarification around this and sight of the agreement with the Gamekeeper. In particular as activities at the Environmental Centre have had to be halted due to shooting activities ; it was agreed that the area was too close to livestock and should not be taking place. There are no Public Rights of Way on the site. The Parish Council agreed they would be willing to retain good relationships with Tame Valley Wetlands Trust. Discussing income generation Martin Wheeler stated that the site is amazing

woodland as a Site of Scientific Interest and could apply for SSI, although there may be costs associated with applying for that. In terms of income generation there is limited amount of timber ; no TPO's. The Pine plantation needs thinning or possibly valuing for timber and replant the area with hardened species. Standing Orders were restored and Councillors thanked Martin Wheeler for his valuable input into the discussions. Councillors agreed that there were still many issues that needed resolving and where further information is required before the Parish Council could agree to proceed. The Chair stated that Eon were keen to resolve issues and proceed forward as soon as possible.

- 40.2 Councillors discussed the use of the football pitches by Coleshill Town Colts and agreed that they would have no objection to Eon issuing a further lease for the next season, and would request that the concerns expressed previously in the meeting be taken on board by the football club. It was noted that NWBC is doing a Green Space review looking at the income generation of pitches as part of it.
- 40.3 The Chair confirmed that the Old Salts Rugby Club had also looked at the site with a view to moving their Club on a temporary basis during the HS2 construction. HS2 had provisionally agreed to fund any groundworks and site improvements to any new venue they move to, which could include the building of a clubhouse with changing rooms, drainage, power and parking facilities. This would also be an opportunity to have an entrance by Keepers Cottage rather than by the Church, resolving many of the problems around traffic and parking. However, discussions are still at a tentative stage and Rugby Old Salts are not in a position yet to make a formal request to the Parish Council.

41/17 Finance

41.1 To approve accounts for payment

RESOLVED : that the Parish Council approve the accounts for payment as contained in Appendix A

41.2 To receive notification of external audit

The Clerk confirmed that she had received notification of External Audit by Grant Thornton.

41.3 To consider costings for work to repair Millennium bench

Councillors had received a quotation already from Town and Country Maintenance and Cllr Bryson would obtain a second quotation.

41.4 To ratify Clerks incremental progression

In line with the Clerks Contract of Employment incremental progression was agreed with effect from 1st April 2017.

41.5 Clarification of precept

The Clerk confirmed that the Precept request submitted for both 2016/17 and 2017/18 had been the same and she was awaiting a response from NWBC as to why the bills to residents had increased.

42/17 Planning

- 42.1 Planning – Coton House ; email to be sent to Planning expressing concerns regarding over development in green belt.
- 42.2 Community Orchard and Garden – the Clerk reported that the Victory Hall site would need to submit a planning application due to change of use and she had confirmed this with NWBC. She would meet with Julie to start to develop outline plans to be submitted.
- 42.3 North Warwickshire Local Plan – the Chair shared with Cllrs the response from Eon to the Local Plan. Eon had identified an area of land part of which falls within the parish of Curdworth be allocated for employment use. The site is located at the gateway into Hams Hall Manufacturing and Distribution Park and is bounded by Faraday Avenue to the north, an existing railway line to the East, a canal to the south and the A446 to the West ; site will be dissected by HS2 which will affect the existing agricultural use of the site. The response incorrectly refers to the village of Lea Marston when the land actually falls within the Curdworth parish boundary.

43/17 HS2

There were no further matters to report.

44/17 Information items

Details of communications received had been circulated to Councillors.

45/17 Councillors reports

Cllr Swinnerton expressed concerns regarding the first grass cut by NWBC as mowers had gone around bins, knocked them over and not all areas had been cut.

46/17 Termination of meeting

The meeting closed at 9.20pm

Signed (Chairman)

Date

APPENDIX A

CHEQUE PAYMENTS APRIL 2017							
Creditor	Purpose	checked	Amount (ex VAT)	Claimable VAT	non-claima VAT	Total (inc VAT)	
Mrs L Baudet	Clerks salary	y	184.86	0.00	0.00	184.86	
HMRC	PAYE payments	y	46.20	0.00	0.00	46.20	
Louise Baudet	Office allow, internet, reimbursements	y	34.82	0.00	0.00	34.82	
NW Area Cttee of Parish Councils	Annual membership	y	10.00	0.00	0.00	10.00	
			275.88	0.00	0.00	275.88	