

- 99.2 Community Payback Scheme – The Clerk reported that Dave Adams had confirmed receipt of the authorisation form in May and that contact needed to be made with Sue Chaplin. The Clerk would re-send the telephone contact details to Cllr Reilly.

100/17 ProLogis planning application

Cllr Reilly updated the Parish Council on the pre-application meeting he had attended and presented plans. The number of proposed units had now risen from 3 to 4 (DC1, DC2, DC3 and DC4, with Unit DC1 being the nearest to the village of Lea Marston with an increased height of 30cm due to raised flooring for the water coolers. It was felt that there were two key issues to be considered these being the visual impact and sight lines and then the layout of the site. Councillors discussed the visual impact that the buildings would have with a height of 23m and commented that although the plans indicated bunding and tree planting, the trees would saplings when planted and take a number of years to mature. This would mean that for many houses in the area there would be no effective measure to reduce the visual impact for a number of years. Although the building materials to be used had yet to be finalised, it was highly likely that they would be shiny white plastic industrial units which would be very bright and visible. Councillors then discussed the layout of the site which indicated that the parking and vehicle movement areas would be located in an area closest to the village. As operations at the site would be 24/7 and there would be considerable noise from reversing HGVs etc, there would be significant noise impact for the village. The proposed 2metre featherboard fencing would do little to minimise the impact of the noise. Councillors felt that a more feasible layout would be for the parking and vehicle movements to be located within a central courtyard and that the office buildings be extended to the edge of the site. This would give visual screening of the site as well as reduce noise and light pollution, particularly when the site is operational at night. Councillors also discussed the safety of the access to the site and volume of vehicle movements. Councillors also discussed the environmental impact of the development.

Standing Orders were suspended for public participation. Tim Haseldene reiterated the views and concerns of the Parish Council, expressing concerns over noise, light and air pollution as well as nighttime operations and the safety of the access to the site, along with the environmental impact. Standing Orders restored.

Cllr Reilly would write to David Green expressing the Parish Council's concerns, with a copy of Jeff Brown at North Warwickshire Borough Council Planning.

101/17 Transfer of land

- 101.1 Rachel Taylor from Garner Cannings Solicitors updated the Parish Council on recent contact with ProLogis regarding the transfer of land to the Parish Council, and distributed Plan 1 showing Hams Hall B Site, Coleshill dated November 2016 with the land being edged in red. She talked through the map (copy in Minute Book) ; brown lines indicated the roads giving site of access which have gated access for blue light services only (referred to as Emergency services), the orange area indicated the playing field which has a previous s106 agreement in 1993 to keep as a recreation

area. Work that should have been done through the s106 ie tree's, would be covered by a letter from North Warwickshire Borough Council stating that the Parish Council would not be held responsible for the work not being done. The Church and House were identified in white and edged in red and were not included in the land transfer – Education Study Centre also shown in white and no requirement for Parish Council to do anything other than manage the lease. The yellow lines indicated the pedestrian access and the brown lines being vehicle access. The purpose square indicated the Pumping Station which would need to be secured as currently unsafe. Cllr Watson noticed that the boundary line for the land transfer went in the middle of the river and Rachel confirmed that half of the river was included although practically Rachel advised that the Rivers Authority would deal with any issues that may arise. She went on to say that there would be a transfer deed list which would identify items that the Parish Council can/can't do ; items the Parish Council MUST do are detailed in the s106 agreements.

- 101.2 The sum of £40k would be made available to the Parish Council to fulfil its obligations with regards to the maintenance of the land. Councillors discussed potential areas for income generation eg cycle hire, café and the potential for broader use of the Education Centre with semi commercial operations. Rachel stated there was no contractual obligation for the sale, but there were obligations that came with the transfer of the land eg maintenance of trees, maintenance of roads. Councillors discussed the cost of maintaining the road and it was noted that they did not have to be maintained to the same standard as required by the Highways Agency and would merely need to be safe and passable. The pavement by the bridge was discussed and Rachel confirmed that this would be repaired prior to the transfer at no cost to the Parish Council. ProLogis would also be doing works to the trees. There is no contract but the legal transaction would be the transfer of the deed. Some work still needed to be done on tweaking the legal paperwork for the transfer of the land and Garner Cannings were chasing Eon's solicitors for this.
- 101.3 The Parish Council were keen to finalise the arrangements for the transfer of land as soon as possible, however due to annual leave being taken by Rachel Taylor. Councillors discussed generally the movement of traffic and congestion issues in the area relating to HS2.
- 101.4 Councillors discussed the Pumping Station which is in a state of disrepair and funds would be needed to make it secure and safe. It was agreed to request an additional £5000 (in addition to the £40,000) to cover the cost of this.
- 101.5 It was clarified that legal documents would need to be signed by the Clerk and Chair, and all Councillors should have sight of legal contracts prior to signing with a resolution passed authorising the Clerk and Chair to sign agreement.

RESOLVED : that the Parish Council agree in principle to the transfer of the land as discussed and authorise Garner Canning Solicitors to continue with the finalisation of the legal documents for approval and signature by the Parish Council.

- 101.6 Tim Haseldene distributed a copy of the Tame Valley Wetlands consultation document (July 2017) outlining the development of their vision for the future. He outlined future plans and projects and was keen to engage in discussion with the

Parish Council over the future of the Education Centre. The Parish Council were keen to engage and develop relationships in the future.

102/17 Community Garden

This item would be carried forward to the next meeting

103/17 Finance

103.1 Accounts for payment

RESOLVED : that the accounts for payment (Appendix A) be approved for payment.

Pre approval was given for the purchase of two Christmas trees for Marston and also Lea Marston ; Cllr Reilly to purchase.

103.2 Bank reconciliation and analysis

It was agreed to carry this forward as part of budget discussions, due to time constraints.

103.3 Budget and Precept request 2018/19

Due to time constraints this item was carried forward to the January meeting.

104/17 Planning

104.1 There were no planning applications for consideration

104.2 Local Plan – this item would be carried forward to the next meeting

104.3 Other Planning Matters - NWB/17CM015 – construction of bund fishery Marston Fields Farm – appeal was being considered and the Clerk confirmed that the Parish Councils objections had been submitted. Cllr Reilly confirmed that the appeal had been refused.

105/17 HS2

There were no further items to discuss.

106/17 Information items

The Clerk circulated details of communications received (Appendix B).

107/17 Report from Cllr Reilly (Borough and County Councillor)

This would be carried forward to the next meeting due to time constraints.

108/17 Councillors reports

Bob would collate together information to go in next newsletter.

Climbing frame had now been taken down and disposed of, although the slide had been left on the site as it was too heavy to move.
 The Clerk reported she had an appointment at the Sutton Coldfield branch of HSBC to collect the deeds to the playing field.

109/17 Date of Next Meeting

The next would be held on 3rd January 2018 at 7pm.

110/17 Termination of meeting

The meeting closed at 9.15pm.

Signed (Chair)

Date

APPENDIX A

CHEQUE PAYMENTS NOVEMBER 2017								
Creditor	Purpose	checked	Amount (ex VAT)	Claimable VAT	non-claimable VAT	Total (inc VAT)		
Mrs L Baudet	November	y	233.47	0.00	0.00	233.47		
HMRC	PAYE payments	y	58.40	0.00	0.00	58.40		
Abbey Office Park Ltd	Repair of 2 bus shelters & cleaning Sept	y	520.00	104.00	0.00	624.00		
NorthWarks Borough Council	Grounds maintenance	y	677.99	135.60	0.00	813.59		
Louise Baudet	Office allow, internet, reimbursements	y						
			1489.86	0.00	0.00	1729.46		

APPENDIX B

Lea Marston PC – communications reported at December 2017 meeting

	Date		From :	Purpose	Action
1	1.12.17	E	Tame Valley Wetlands	December events	For info
2	30.11.17	E	Ley & Whitacres Residents Action Group	Daw Mill update	For info
3		E	Mathew Williams, WCC	Planning application NWB/17CM015 – construction of bund fishery Marston Fields Farm – checking on receipt of comments	For action
4		E	NWBC via Cllr Reilly	Invoice 5620200 NWBC rtn chq	For info
5		E	Healthwatch Warwickshire	Healthwatch Warwickshire news	For info
6		E	Dave Harris, NWBC	Planning & Devt Board Agenda for	For info

				11 th December 2017	
7		E	Rural Services Network	Rural Broadband – newsletter Nov	For info
8	29.11.17	E	Mayor, NWBC	Confirmation of attendance 23.1.18 required by 15 th December	For info
9	27.11.17	E	Ian Thomas	Draft Terms of Reference for Special Management zone	For info
10		E	Dave Harris, NWBC	Safer Communities Sub-Committee 5 th December	For info
11		E	Muhammad Gous, HS2	Request to attend Parish Council meetings and engage with Cllrs	For action
12	26.11.17	E	Ian Thomas	Next meeting with HS2 15 th Feb at Piccadilly Comm Centre 3pm to 6.30pm	For attendance
13	24.11.17	E	Warks County Council	Your Warwickshire	For info
14	22.11.17	E	John Crossling, WALC	Query re community facilities in parish for which PC responsible	Responded
15	21.11.17	E	Emma Humphries, NWBC	Annual meeting of NWBC with Town and Parish Councils 25 th January 2017. Forward Agenda items to NWBC by 29 th Dec 2017	For consideration and attendance
16		E	Susan Wilson, NWBC	Local Plan Consultation Event Poster	For info
17		E	Abigail Redmond, Birmingham Airport	Confirmation of airspace change feedback form submission	For info
18	20.11.17	E	Cllr Reilly	North Warks Neighbourhood Watch Alerts	For info
19		E	Rural Services Network	Email News Digest	For info
20	17.11.17	E	Tame Valley Wetlands	Drop in workshop, Hams Hall Env Centre 12 th Dec 2017 10am – 4pm to discuss future workshops	For info
21	16.11.17	E	John Crossling, WALC	Business rates on public conveniences	For info
22		E	Susan Wilson, NWBC	Pre-submission Local Plan Consultation Events – Coleshill 4.12.17, Polesworth 7.12.17, Atherstone 13.12.17, Kingsbury 15.1.18, Atherstone 18.1.18, Coleshill 22.1.18 (some of dates)	For attendance and response to consultation
23	15.11.17	E	John Crossling, WALC	Change in booking procedures for courses – Cllrs can book on directly	For info
24	14.11.17	E	Linda Bird, NWBC	Broadband update November 2017	For info
25	13.11.17	E	John Crossling, WALC	Audit process 2018-19 – PKF Littlejohn LLP being appointed. We will not be able to self certify as our budget will be in excess of £25k	For info
26		E	CSW Broadband	Broadband news	For info
27		E	Rural Services	Email new digest	For info

Christmas card from Cllr Waters and wife