

Weedon Parish Council

Clerk to the Council Mrs Ruth Millard

Minutes of the Meeting of Weedon Parish Council held in the Methodist Chapel on
Wednesday 16th July 2014 at 8.00pm

Open Forum Adjournment:

Derek Flint Community Liaison & Training Officer, South Central Ambulance Service NHS Foundation Trust talked about the reasons for having a Public Access Defibrillator positioned in the village. He gave a demonstration of using a defibrillator and had a short question & answer session. The Parish Council asked the residents present if they would support the purchase of a defibrillator for the village. The consensus was yes.

58/14 Attendance and apologies.

Present Cllr Joanna Rose, Cllr Justin Sellers, Cllr Wendy Kett, Cllr Tom Jameson-Evans, Cllr Mark Talbott, Cllr Kirsty Ashurst. Clerk - Ruth Millard

Apologies Cllr Nigel Winnett, County Cllr Netta Glover, District Cllr Ashley Bond

Public: 17

59/14 Declaration of interest. *Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Weedon Parish Council Code of Conduct for Members and by the Localism Act 2011.* None Declared.

60/14 Approval of Minutes. To agree and sign the minutes from the Parish Council Planning Meeting of Weedon Parish Council held on 3rd June 2014.

Resolved: that the minutes of that meeting be approved and signed as a true record.

61/14 Planning

- a) **14/01625/APP – 20 East End Weedon.** Demolition of existing dwelling and erection of replacement dwelling with linked integral one bedroom living unit and detached garage.

Open Forum Adjournment

Rajive Aggarwal gave a resume of his family. He and his wife have 2 children and parents that are elderly. Although they are independent at the moment he wants a home for the family with enough room for their parents to stay. The bungalow on the plot is old, inefficient and not worth keeping. He has worked with his architect to address concerns in previous planning applications that have been refused. He has consulted with neighbours in the immediate area and has had a positive response. The Parish Council asked for the views of the public which were positive and commended how Mr Aggarwal had consulted with them.

Resolved: that the Parish Council has NO OBJECTIONS and would make a comment commending the applicant's consultation process and how the application addresses concerns that have been raised in previous applications.

- b) **14/01762/AOP – Turpins Orchard 40 Aston Abbots Road Weedon.** Outline application with access and scale to be considered and all other matters reserved for the demolition of the existing dwelling and erection of two dwelling and formation of new access

Open Forum Adjournment

Q. *Is this in the Conservation Area?* No, it is well within the Area of Attractive Landscape and the boundary of Chestnuts Farm and Turpins Orchard forms the boundary of the High St Conservation Area.

Q. *Is the applicant altering the access?* Yes, the applicant is proposing 2 x 4 bedrooomed houses with the access running down the middle between the two properties.

Q. *How big is the plot?* It is .45 of an acre.

Cllr J Rose read a letter from Jonothan Holmes from the neighbouring Chestnuts Farm, a Grade II listed building in the Conservation Area. He asked the Parish Council to object. The 2-storey buildings would overlook Chestnuts Farm at almost the highest point of the village, which was the reason why only a single storey, flat roofed building was built in 1958, so as not to overlook or interfere with the landscape views, the setting of the listed building, and the setting of the Conservation Area.

A resident said that she was concerned that if permission were granted for 2 x 2 storey buildings, this would lead to the next Planning Application which could mirror this one. Aesthetically one bungalow suits the plot, while 2-storey buildings at this high point will stand out like sore thumbs.

The Parish Council asked for the views of the public. One member of the public asked the Parish Council to object to 2 houses, the motion was seconded and agreed.

Weedon Parish Council

Clerk to the Council Mrs Ruth Millard

Resolved: that the PC OPPOSES the application for the reasons:

Two houses inappropriate for the site

The height of the buildings at the highest point of the village.

Elevated view over Chestnuts Farm, affecting the setting of the listed building in a Conservation Area.

Loss of amenity to Chestnuts Farm residents from overlooking

c) Land on Aston Abbots Road – pre-application

Open Forum Adjournment

Pippa Cheetham introduced herself and her colleague, both town planners, attending the meeting to introduce a proposal for 2 new homes on land to the south of Aston Abbots Road on behalf of Bob Chapman. They had been through a pre-application process with AVDC. AVDC has not got an up-to-date Local Plan, nor a 5-year housing supply that the government has targeted; only some saved policies from the 2004 plan. Therefore the planning decisions are largely determined by the government National Planning Policy Framework (NPPF). AVDC hope to have a local plan adopted by 2017.

Regarding the site, they showed some outline plans. Currently there is a field access and they would be looking to put in 2 x 4 bedroomed houses sharing the driveway from this access, set 15 feet back and facing each other, giving a courtyard feel. Taking down the conifer hedge would re-open the views across the countryside through the courtyard gap. The planting at the front is native trees and hedging and would be retained. The land is currently agricultural. Pippa Cheetham said that the plot looks like an infill site between the East and the West of the village.

A resident remarked that she would rather have 4 smaller houses than 2 large ones, because the young people in the village can't afford the high house prices.

Another resident was concerned that if this application went through, as there was access to the field beyond, what was there to stop the building of a much larger housing development on that land?

Pippa Cheetham said that their client would be putting in a planning application.

62/14 Review and adoption of Financial Regulations and Review and adoption of Standing Orders. Cllr J Rose proposed that the Council form a small working party to go through the 2 policies to present to the Council at the meeting in September, for adoption. The Clerk mentioned that when talking to an insurance agent she had remarked that care had to be taken not to delete anything which would implicate on the insurance.

Resolved: that Cllr J Rose, Cllr J Sellers and Cllr N Winnett would form a working party to consider the Financial Regulations and Standing Orders and present amended copies for consideration in September.

63/14 Environment.

a Footpaths, Footways and Highways

(i) Stiles to Kissing Gates project. Nothing to report.

(ii) Speed Control in Weedon. Cllr M Talbott reported that speed checks had been done by the police – 1 hour on a Sunday afternoon and 1 session between 5.00pm and 6.00 pm on a weekday. They confirmed that they had had no problems and had another 2 sessions to do. In the discussion it was thought that if these sessions took place on similar days and times, it would be a waste of time. Cllr J Rose proposed looking into the purchase of a MVAS.

Resolved: that Cllr M Talbott would research the process and prices of purchasing a MVAS.

b **Street Lighting**, nothing to report

c **Play Area**, the Rospa inspection should be imminent. Litter bin does not seem to have been emptied.

Resolved: that the Clerk contact Rospa with regards to an inspection. That the Clerk contacts AVDC and asks when the bin is being emptied.

d **Pond, Grass, Hedges and Verges**. Cllr J Rose stated that TMJ had terminated the contract at the end of June but had yet to invoice the Council. Terry Lynch had agreed to take on the rest of the contract.

Resolved: to ratify the termination of the horticultural contract with TMJ, and appoint Terry Lynch.

e **The Chapel graveyard**. Cllr J Rose updated that Sarah Gibbs was working well with the Chapel lawyers such that the amended lease is close to finalising with a 99-year term and no break clause.

Resolved: that the report be noted

f **Best Kept Village**. Weedon had achieved runner-up in its category. The detailed score was awaited.

Resolved: that the detailed results be studied on receipt to try to do even better next year.

Weedon Parish Council

Clerk to the Council Mrs Ruth Millard

- g **War Memorial.** The Parish Council had been awarded a grant of £630 towards the cleaning and repair.

Resolved: that Cllr Rose should sign the grant acceptance and the work should be commenced with the previously agreed contractor.

- h **52 Aston Abbotts Road.** No problems at all; things have really settled down.

Resolved: that the report be noted

64/14 Correspondence and other communications

- a. BCC devolution of its services. Cllr J Rose reported that if BCC had heard from parishes by September they could devolve their services to the parish by April 2015, after that it would need to be April 2016.

Resolved: that Cllr Rose would speak to Hardwick and Whitchurch chairmen to see what their views were.

- b. Defibrillator. Discussion where it was to be best placed. The Clerk said that it needed a minimum amount of electricity but couldn't remember why. Possible locations were the pub porchway, the chapel toilet (which is open all the time) or the telephone box at the Old Schoolroom

Resolved: that the Clerk contact Derek Flint to purchase a Public Access Defibrillator for the parish and also find out why there is a need for it to be connected to the electricity so that the location can be decided.

65/14 Communications.

- a Website. No problems to report
 b Parish magazine/newsletter; article for September issue. Purchase of a defibrillator, the result of the Best Kept Village Competition.

66/14 Finance & Accounts

- a To agree the financial statements of accounts and bank reconciliations for the year to date, end of May 2014

Statement of Bank Accounts as at 30th May 2014

Account 3205	32817.20
Account 7936	1,000.00
	33,817.20

- b To draw cheques and ratify cheques drawn since the last meeting.

Payee	Power	Cheque	Amount
E.on – Street lighting 1 July 2014		DD	31.32
Sign Wizzard Ltd	LG (Misc. Prov.) A 1976 s19	1224	74.40
ER Millard – June 2014 Remuneration	LGA 1972 s111	1225	258.84

Resolved: that the invoices presented be paid.

67/14 Date of the next meeting

To agree the date of the next meeting – provisionally Thursday 18th September 2014.

The meeting closed at 10.20 pm.

Chairman's Signature Date.....