

**MINUTES OF THE MEETING OF WOLSTON PARISH COUNCIL
HELD AT THE VILLAGE HALL ON THURSDAY 6TH SEPTEMBER 2018 AT 7.15 PM**

PRESENT Cllr T Harvey-Smith (Chairman), Cllr Miss T Ball, Cllr D Cross, Cllr Miss S Cross, Cllr R Grainger, Cllr J E D Milne, Cllr A Parker, Cllr L Wright and Mrs M Meede (Clerk).

Members of the public: 7

Plus Cty Cllr Mrs H Timms and Borough Councillors Poole, Bearne and Mrs S Bragg

After members of the public and Councillors had been given the opportunity to raise any issues, the Chairman thanked everyone for attending, and the Parish Council meeting commenced at 8:10pm.

79. APOLOGIES FOR ABSENCE

RESOLVED: The apologies of Cllr G Fewkes and Cllr Mrs M White were approved.

80. DECLARATIONS OF INTEREST (existence and nature) for items on the Agenda

The Chairman, Cllr Milne and Cllr Miss S Cross declared personal interests in agenda item 83a. The Chairman also declared a personal interest in agenda item 87. The Chairman advised that Councillors could declare an interest later in the meeting should this become apparent for any agenda item.

81. APPROVAL OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 2ND AUGUST 2018

All Councillors had been given the opportunity to review the minutes prior to the Parish Council meeting.

RESOLVED: The minutes of the Parish Council meeting held on 2nd August 2018, having been approved for adoption by those who had been present at the meeting, be signed by the Chairman.

82. PROGRESS REPORT

The Clerk confirmed that Godfrey-Payton (Chartered Surveyors) was assisting with the rent review of the Gas House on the recreation ground.

The electrics in the Parish Office have now been updated, with new electrical sockets also added. New strip lighting is still required.

83. DYERS LANE RECREATION GROUND

a) Wolston Warriors – Councillors discussed the hire terms of Parish Council facilities, including the Pavilion and playing field/pitch. A number of issues and concerns were raised, including parking, bad language, litter, ensuring the club have adequate insurance and that no games are played on the morning of Remembrance Sunday. The lack of signage at the recreation ground was also noted.

Pitch hire fees were also discussed. Councillors recognised that the facilities – including the pitch, changing rooms and showers are not up to FA standards and improvements are required (reserves are being put aside each financial year for this purpose). Councillors were in full agreement that more teams should be encouraged to play in Wolston, and that the facilities should be made available wherever possible. After a further discussion, Cllr Milne proposed that the pitch hire fee should be reduced to £25 per game for the 2018-19 season (payment can be made on a game by game basis) with no charge for training sessions – but training days must be agreed in advance. This was seconded by Cllr Grainger and agreed unanimously.

A representative from Wolston Warriors attended later in the meeting and agreed to the terms and conditions. They will ensure parking conditions are adhered to and will liaise with the away teams to encourage car sharing where possible. They will also control bad language with the support of the referee and away team managers and will give the Clerk evidence of their insurance cover.

RESOLVED: For the terms and conditions of pitch/facility use and hire to be amended to reflect the agreed fees and to be signed by Wolston Warriors.

b) Dogs on Recreation Ground

It was agreed that this agenda item should be deferred until the RBC Public Space Protection Orders have been endorsed.

84. PLANNING

Councillors were given the details of all planning applications to review prior to the meeting. All planning applications can be viewed at www.planningportal.rugby.gov.uk.

a) *R18/1041 – Proposed siting of a temporary yard manager's dwelling at Yardley's Meadow, Stretton Road, Wolston. CV8 3HX*

A lengthy discussion took place in relation to the application. Cllr Grainger noted that the proposed development is situated either on or immediately adjacent to a Scheduled Monument (a Late Bronze Age Cremation Site) and Cllr Wright stressed that the proposed site is situated within the Green Belt, where there is

a presumption against inappropriate development. A previous planning application (R15/1310) on this site was refused due to the inadequate visibility splay and Councillors felt that, as nothing has changed in relation to the access points to the site, they must assume that this proposal would again be detrimental to highway safety.

A number of Councillors also highlighted concerns about the negative environmental impact of the proposed development and felt it was their responsibility to safeguard the local area. Any development on a landfill site will be contaminated and the proposed development would be sited on top of a contaminated former landfill site, which has been filled and capped. The proposed temporary dwelling and associated septic tank will require excavation and disturbance to the cap of the historical landfill, which Cllr Grainger noted was contrary to guidance given by the Environment Agency regarding application R10/1644.

Residents had highlighted during the public forum that the applicants have not complied with previous conditions on earlier applications as set out by the Planning Department, including the landscaping scheme and operational hours – issues which Cllr Wright has also experienced and confirmed. Cllr Milne said it was important to support the views of residents.

Due to the reasons set out above, Cllr Wright proposed that the Parish Council should not support this application. This was seconded by Cllr Milne and all Councillors were in agreement with the exception of Cllr Miss Ball who abstained from the vote.

RESOLVED: The Parish Council do not support this application due to a number of concerns raised including environmental, visibility and its location within the Green Belt.

85. CORRESPONDENCE

It was noted that Baginton Parish Council had been receiving the electricity bills for the Pavilion from E-ON. The Clerk is in the process of rectifying this with E-ON.

It was felt that if Cllr Mrs Timms is unable to assist with making suitable changes to the A45 roundabout as you leave Wolston to go to Ryton, then the MP should be advised to see if he has any influence.

86. WOLSTON BRANDON AND BRETTFORD JOINT BURIAL COMMITTEE (WBBJBC)

The Chairman gave an update and explained the need for Councillors to discuss and review the advice sent by the Parish Council Solicitor, in relation to the land and title deeds/documents and sign as necessary. Cllr Grainger mentioned that the wording of the deed may need to be checked to ensure it is not contradictory with previous documents. Cllr Wright proposed endorsing the document sent by the Solicitor and for it to be signed by two Councillors subject to confirming the information is not contradictory. This was seconded by Cllr Grainger and agreed unanimously.

RESOLVED: For the documents to be signed subject to the Clerk confirming the accuracy of the information.

87. COMMUNITY RIGHT TO RECLAIM LAND

The Chairman and Cllr Grainger explained that they met with RBC to try and get the land of the 13 derelict garages on Manor Estate released for three houses in line with the Housing Needs Survey- but RBC had turned down the request along with other requests for this land they have received. Cllr Grainger felt it is time to invoke the Parish Council's statutory right under the Localism Act and write to the Secretary of State explaining why Councillors believe the land should be relieved from the ownership of RBC and stating what the Parish Council wishes to do with the land – and why. A justification would be required including how any developments would be taken forward with a local Housing Authority. Cllr Wright proposed that this be moved forward and also suggested that RBC should also be contacted to confirm ownership as this is still unknown. This was seconded by Cllr Milne and agreed unanimously.

RESOLVED: For the process in relation to the Community Right to Reclaim Land to be looked into further and RBC be contacted to establish the ownership of the land.

88. NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

Councillors had been given the opportunity to review the amended and updated NDP Terms of Reference (ToR) prior to the Parish Council meeting. Cllr Grainger went through the document and explained that the Steering Group had become formalised. The Steering Group is a public body but also the decision making body – and so they will follow the same policies and procedures as the Parish Council, including the same rules for meetings. The Chairman proposed the endorsement of the new NDP ToR which was seconded by Cllr Cross and agreed unanimously. The Clerk agreed to direct the NDP Secretary to the Parish Council policies and procedures on the Parish Council website.

RESOLVED: For the NDP Terms of Reference to be endorsed.

89. FINANCE

Councillors reviewed and discussed the accounts for payment.

a) To approve accounts for payment in August 2018

Payments made in August 2018				
Date Issued	To whom payable	For what purpose	Cheque number	Gross Amount
01/08/2018	Pulse Cashflow Finance Ltd	Sovereign Play Equipment - final payment	105385	£11,950.46
01/08/2018	Pulse Cashflow Finance Ltd	Additional grass tiles - play equipment	105386	£665.00
01/08/2018	Cheque cancelled	Cancelled	105387	£0.00
09/08/2018	Rugby Pest Control	Mole control	105388	£40.00
17/08/2018	AC Electrical Services	Parish Council Office electrical work	105389	£249.00
20/08/2018	Godfrey-Payton	Allotment Rent	105390	£1,590.00
20/08/2018	Four Counties Grounds Maintenance	July grass cutting	105391	£770.00
23/08/2018	Parish Council Employees (x5)	Staff Salaries	105392-6, 400	£2,450.93
23/08/2018	WCC Pensions	Staff Pension Scheme	105397	£371.20
23/08/2018	HM Revenue & Customs only	PAYE	105398	£363.06
23/08/2018	Mr P Owen	Fuel, Cement, Mileage	105399	£80.21
31/08/2018	WLCC	Hire of AWP - Youth Project	105401	£604.80
31/08/2018	WLCC	Hire of Club Room - Youth Project	105402	£1,058.40
31/08/2018	WLCC	Pitchmarker paint	105403	£86.52
				£20,279.58

RESOLVED: The accounts, as listed above, be approved.

b) To consider payments received in August 2018.

Payments received in August 2018				
Date Received	From whom	For what purpose ?	Reference	Amount
01/08/2018	TR Harvey-Smith	Deposit - Wolston Warriors	0	£250.00
				£250.00

RESOLVED: The payments received, as listed above, be noted.

90. RBC LOCAL PLAN

Councillors discussed the Local Plan and housing which had been built in Wolston and other villages over the past years. Councillors felt it was their duty to comment on the plan, and although Councillors accept the 15 houses for Wolston in the plan on the site identified, they do not want any more put forward by RBC. Councillors also felt it would be important to comment on all aspects of the plan to highlight other issues and inconsistencies within the document. Due to the consultation deadline, Councillors agreed to get any comments to the Clerk by 27th September so that a response can be put together for agreement at the next Parish Council meeting.

It was also noted that Councillors had received details of Brandon & Bretford Parish Council's NDP which the Parish Council should respond to. Again Councillors agreed to get any comments to the Clerk ASAP.

RESOLVED: For Councillors to get any comments on the RBC Local Plan or Brandon & Bretford NDP to the Clerk by 27th September 2018.

91. DELEGATES REPORTS

- CCTV – Cllr Grainger reported that progress getting a secure and consistent link to Rugby First is ongoing. The Clerk confirmed that the CCTV is still working and images are still being used by the Police. CCTV images are being used by the Police for evidential purposes in relation to the incidents at the Co-Op.
- Policies and Procedures (Standing Orders) – Cllr Grainger, Cllr Miss Ball and the Chairman agreed to meet face to face to go through the Standing Orders, and also the Financial Regulations as there is lots of crossover information.
- Summer Holiday Play Scheme - The scheme was supported by an average of 15 children per week. Although it is a shame more children did not get involved, the feedback received has been very positive and it appears to have been a worthwhile venture. The Play Rangers also run sessions for the elderly, Youth Clubs and for children with Downs Syndrome.
- Christmas Light Switch on/Christmas Fayre - Cllr Miss Ball reported that a co-ordination group is now meeting regularly and have been discussing aspects such as the road closure, risk assessments, stalls and so on. The evening will be a Christian celebration, led by Rev. Neil Moore-Smith and the Salvation Army will again provide music. The School Choir will also be invited to take part.
- Bowling Green – Cllr Wright advised that he had been looking at sites, but doesn't want to conflict with the NDP and would like to be near facilities. He understands that the viability of the project is important and Cllr Cross reiterated that many other bowling clubs in the area are struggling for membership and ongoing support.
- Recreation Ground Entrance Gates – Cllr Grainger and Cllr Miss Cross have come up with a possible solution to make the entrance gate safer, which will cost in the region of £400. They will put a proposal together when more information is gained.

92. INFORMATION FOR THE VILLAGE WEBSITE

- Play area improvements
- RBC Local Plan Consultation
- WCC Community Transport Scheme
- War Memorial Cleaning
- NDP Highlight Report
- Community Forum
- Play Scheme
- Christmas Fayre/Light switch on

Cllr Grainger appreciates Councillors providing him with information and articles for the website as soon as they are available – rather than waiting for the Parish Council meetings.

93. FUTURE AGENDA ITEMS

- RBC Local Plan
- Remembrance Sunday
- Brandon & Bretford NDP
- NDP grant/expenditure

94. DATE OF NEXT MEETING/S

The Chairman confirmed that the next Parish Council meeting will take place on 4th October 2018 at the Village Hall. If an interim meeting is required, an agenda will be issued to Councillors, displayed in the noticeboards, on the website and be sent to Wolston Library three clear days before the meeting is held.

As there were no further items on the Agenda the Chairman declared the meeting closed at 10.10 pm

Signed:..... Chairman

Date:

**Notes on the Public Forum and Parish Matters held during the
Parish Council Meeting on 6th September 2018**

The Chairman welcomed everyone to the meeting and invited representations from all who were present.

It was noted that the footpaths behind the garages on Manor Estate had been cleared. Borough Cllr Poole also advised that the weeds in gutters and along road sides were being sprayed – although it was recognised that some areas were being missed. Cllr Poole then reported that he had attended a meeting with the Chief Constable of Warwickshire Police who had mentioned the Police were getting a lack of positive reports from the press. The Police are carrying out covert operations in rural villages and have recently issued 6 warrants and carried out numerous arrests (drugs and firearms offences). The monthly newsletters are still available on their website. The CCTV was discussed and it was confirmed that the village CCTV was being used by the Police regularly for evidential purposes – including for the recent incidents at the Co-Op. Cllr Wright mentioned that he had reported an abandoned vehicle, but no action had been taken – the Borough Councillors agreed to follow this up. Cllr Grainger asked if Borough Cllr Poole could query the loss of the Community Safety Ambassadors, and if there was any Police funding available for rural CCTV projects.

The Local Plan document was discussed, and Cty Cllr Mrs Timms advised that Wolston respond to say they accept the proposed 15 houses in the plan, but do not support any further allocation.

Cllr Milne asked Cty Cllr Mrs Timms if consideration could be given to re-establishing the train station at Brandon. Cty Cllr Mrs Timms confirmed that a location for the new Rugby Parkway station had been agreed, south of Rugby between Kilsby and Crick to service the Houlton site. Brandon would be unlikely to get a station due to its location and the lack of new housing being built in the area.

Cllr Cross raised his concerns about vehicles parking diagonally in the parking layby on Meadow Road by Priory Road. Cllr Poole said the Police have advised there are no offences in the way they are parking, but that it could be reported at the Community Forum on 25th September.

Cllr Wright mentioned that some issues were reported to WCC but Cty Cllr Mrs Timms was not aware of them. The Clerk advised that reports are made to the Locality Officer/relevant WCC department for issues such as road markings, damaged signs, fly tipping etc and to Cty Cllr Mrs Timms if it is not a standard request or further intervention is required – such as the A45 roundabout. Cllr Mrs Timms said that if things are reported to the Locality Officer/direct they will be actioned but unless a report is life threatening or an accident hotspot it can take up to 6 months as part of the routine maintenance plan – and she can rarely expedite the process.

Cllr Grainger reported on behalf of the Doctors Patient Reference Group, - the work should be completed by the start of November.

Mr Tim Willis provided an update on the Neighbourhood Development Plan (NDP) and went through the highlight report – which is available for viewing on the village website (www.wolstonvillage.co.uk) or from the Parish Council Clerk. All Councillors were able to review the highlight report before or at the meeting. Mr Willis thanked Cllr Miss Ball for her work and input in relation to the grant, and they will be looking to progress as soon as due diligence is completed and Councillors have approved necessary expenditure.

Signed.....

Borough Cllr Mrs Bragg reported that Crazy Daisy's has now been demolished, and any other derelict buildings should be reported to RBC. Cllr Wright reported the property opposite the Crazy Daisy's site, and the derelict garages on Manor Estate were also discussed. Cllr Mrs Bragg took note.

The planning application for Yardley's Meadow was discussed (agenda item 84), including concerns about the proposed development. A couple of residents had also attended the meeting and expressed their objections to Councillors – including the noise, lack of landscaping, working hours, drainage issues and the fact they are concerned it is a toxic landfill site. After a discussion, Councillors took note and the Chairman confirmed that these matters would be discussed further in the meeting under Planning (agenda item 84).

Other Parish Matters:

Two faulty streetlights on School Street were reported (PL 13 and PL 18).

The copper beech hedges either side of the Library footpath are too high and wide impeding pedestrians. Concerns were raised about the state of the verge alongside the Allotments, and the state of the hedges. It was identified that the bollards along the verge prevent easy access to allow the hedge to be cut.

As there were no further questions, the Chairman closed the public forum part of the meeting and all Councillors agreed to start the Parish Council meeting at 8:10pm.

Note: Borough Councillors Poole and Mrs S Bragg gave their apologies and left the meeting at this point.

DRAFT