

**MINUTES OF THE MEETING OF WOLSTON PARISH COUNCIL
HELD AT THE VILLAGE HALL ON THURSDAY 4TH OCTOBER 2018 AT 7.15 PM**

PRESENT Cllr T Harvey-Smith (Chairman), Cllr Miss T Ball, Cllr D Cross, Cllr Miss S Cross, Cllr G Fewkes, Cllr R Grainger, Cllr J E D Milne, Cllr L Wright and Mrs M Meede (Clerk).
Members of the public: 7
Plus Borough Councillor 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 7:40pm.

95. APOLOGIES FOR ABSENCE

RESOLVED: The apologies of Cllr A Parker and Cllr Mrs M White were approved. The apologies of Cllr Mrs H Timms and Borough Councillors Poole and Bearne were noted.

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

Cllr Fewkes declared a personal interest in agenda item 106. The Chairman advised that Councillors could declare an interest later in the meeting should this become apparent for any agenda item.

97. APPROVAL OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 6TH SEPTEMBER 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 6th September 2018, having been approved for adoption by those who had been present at the meeting, be signed by the Chairman.

98. PROGRESS REPORT

The inadequate bin on Stretton Road was discussed and the Chairman confirmed that the Clerk has been liaising with RBC to try and get a bigger bin installed at this location.

Cllr Grainger gave an update on the CCTV situation – work is ongoing.

The brook was discussed, and the Clerk confirmed that the Environment Agency are due to spray the brook soon as part of vegetation maintenance.

Severn Trent are still carrying out a regular cleanse programme at the Castle Hill pumping station and are also still planning to update the pumping station – as this will be more cost effective for them.

Streetlight 70 (Larchfields path) is now working again. Cllr Wright asked the Clerk to report that the light splay is inadequate on streetlight 13 (School Street) and that the tree canopy needs pruning.

99. 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 Wright stated that he fully supported the last consultation response sent by the Parish Council, and felt another letter should be sent in response. Cllrs also noted that there is no reference in the RBC Local Plan to historic landfill sites, and that individuals who buy land take on the responsibility for such sites – however it was queried as to whether the Local Authority should take responsibility if they grant planning permission.

A further discussion took place, including an exchange of views from members of the public in the meeting who had an interest in this application. A draft response had been forwarded to Councillors prior to the Parish Council meeting, put together using comments from Councillors, - and Cllr Wright proposed that the response should be sent to the Planning Officer in relation to this application, which was seconded by Cllr Milne. Cllr Miss Ball abstained from the vote but all other Councillors were in agreement.

RESOLVED: The Parish Councils objection to this application has not changed and a further letter will be sent to the Planning Officer.

b) R18/1599 – Retrospective application for stable block with hardstanding to front 20 acre field with stable for horses at Land off Stretton Road, Wolston.

Although the applicant had stated on the planning form that the site is not contaminated, Cllr Wright stated that this field is well known locally as an historic hazardous material landfill site. Work has been carried out on contaminated land without permission, despite the applicant having been advised by Cllr Wright prior to developing the land that permission would be required. Councillors have great concerns that excavation took place when the applicant would have known that planning permission would be required and feel as though a

precedent should not be set. Councillors are aware that the hardstanding was dug into the cap of the unbunded historical landfill site and feel it is a permanent structure – it has hardstanding, railings and provision for a mains water supply. It is known that mechanical excavation has taken place at the site, yet no details of any excavation are shown on the application, and it is thus not possible to determine whether the landfill cap may have been breached. Councillors also highlighted concerns about the increase of traffic to the site. Cllr Milne felt it was important to be consistent with responses, and Cllr Miss Ball said it was difficult to make an informed decision with no evidence of waste or written records. Cllr Wright proposed that the Parish Council should not support this application due to these concerns, which was seconded by Cllr Milne. Cllr Miss Ball abstained from the vote but all other Councillors were in agreement.

RESOLVED: The Parish Council does not support this application.

- c) R18/0828 - Conversion of 2 existing barns; with inclusion of a link; to provide a new dwelling house at New Priory Cottage, Priory Road, Wolston. CV8 3FX

A discussion took place about the proposed development, which Councillors felt would be an improvement for the site. However, Councillors stated that they wished to highlight to the Planning Officer that although the proposal is not in a statutory flood zone, this area is known to flood. Cllr Milne proposed supporting the application which was seconded by Cllr Fewkes and agreed unanimously.

RESOLVED: The Parish Council supports this application subject to neighbour consultation and highlighting the flood concerns to the Planning Officer.

- d) R18/1723 – Permitted development at Hilltop Cottage, Coalpit Lane. Wolston.

This application is permitted development and was noted by Councillors.

100. CORRESPONDENCE

The Clerk confirmed that Godfrey-Payton and Cadent are still liaising in relation to the Gas House rent. The demolished bus shelter on the Bretford turn was discussed. It was agreed that the site should be made safe before a decision is made about any possible work there. Councillors felt that the shelter is there for the benefit of Bretford residents and so any future responsibility for a shelter should be with Brandon and Bretford Parish Council. The Police are aware as the shelter was damaged by a stolen vehicle. It is hoped the owner's insurance should cover any damage.

101. FINANCE

Councillors reviewed and discussed the accounts for payment and considered payments received.

- a) To approve accounts for payment in September 2018

Payments made in September 2018				
Date Issued	To whom payable	For what purpose	Cheque number	Gross Amount
03/09/2018	Children's Play Advisory Service	Annual Play Inspection	105404	£272.40
06/09/2018	Rugby Pest Control	Mole Control	105405	£40.00
06/09/2018	P Bird	Repairs, Parts & Maintenance -equipment	105406	£178.23
14/09/2019	JK Timber	16 x Bollards	105407	£300.00
14/09/2018	Boden & Ward Stonemasons Ltd	War Memorial Repairs/Cleaning	105408	£660.00
14/09/2018	Mrs M Meede	War Memorial Bench and Chalk Paint	105409	£724.85
14/09/2018	E-ON	Pavilion Electricity (x2 month)	105410	£44.24
14/09/2018	Four Counties Grounds Maintenance	Grass Cutting x2	105411	£770.00
21/09/2018	Mr R Grainger	Training expenses (Community led housing)	105412	£50.13
25/09/2018	E-ON	Streetlight Maintenance (qtr)	105413	£727.18
25/09/2018	Staples	Stationery	105414	£233.94
25/09/2018	ARCO	PPE, cleaning equip, litter picking, hosepipe	105415	£318.70
25/09/2018	Employee 6	Youth Project Salary	105416-20	£2,450.73
25/09/2018	WCC Pensions	Staff Pension Scheme	105421	£371.20
25/09/2018	HM Revenue & Customs only	PAYE	105422	£363.26
28/09/2018	Rugby Borough Council	2 x New Dog Bins & Installation	105423	£478.80
28/09/2018	Cancelled		105424	£0.00
28/09/2018	Mr P Owen	Diesel, Paint, Soil, Keys & Mileage	105425	£124.39
				£8,108.05

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

- b) To consider payments received in September 2018.

Payments received in September 2018			
Date Rec	From whom	For what purpose ?	Amount
Sept	Wolston Warriors	Pitch Fees	£50.00
Sept	PA Housing	Cost of Dog Bin - Priory Rd	£239.40
Sept	RBC	Precept	£47,449.79
Sept	Allotment Association	Allotment Land Rent	£1,590.00
			£49,329.19

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

- c) Budget Review - Councillors were given a copy of the budget and expenditure to date, showing how much had been spent under each budgeted item and how much is left to spend – as at the end of September 2018 (quarter 2). The budget and expenditure was discussed and noted.

102. NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

- a) Wolston NDP – Cllr Miss Ball provided an update on the NDP including the grant application and proposed expenditure. The grant has been approved and they are just waiting for the funds to come into the bank account. An explanation was given as to how the application was put together, as well as the NDP recommendations and quotes received. The Chairman queried the use of spending grant money on a new website when the village website is available, other Councillors also expressed concerns about this. Cllr Miss Ball said she will get more information from the Communications team about how and why the decision was made. When asked, Cllr Grainger confirmed that the village website is able to do everything the NDP would need it to do.
- b) Brandon and Bretford NDP – After a discussion, Councillors felt that they wished to thank RBC for the opportunity to review the Brandon and Bretford NDP, but felt they had no official comments to make. Councillors felt that plan won't impact on Wolston and could see a lot of work had been put into it, to address concerns of Brandon and Bretford residents.

RESOLVED: For a response to be sent to RBC, stating Wolston Parish Council have no comments.

103. CHRISTMAS EVENING AND LIGHT SWITCH ON (7th December at 7pm)

Cllr Miss Ball gave an update. Most groups and organisation in the village have been spoken to and invited to take part, including the Churches, Scouts and the School. It will be a Christian event and celebration, and any money raised from stall charges etc will be put back into the village – possibly by way of a Benevolent Fund. A road closure is also being organised. Insurance was discussed and it is anticipated this will cost in the region of £200- which would also cover other events in the village including the Garden Walkabout over the next year. The Parish Council were asked if they would contribute towards the insurance, and Cllr Milne proposed up to £250 (which would be taken from the Parish Council Christmas budget). This was seconded by Cllr Wright and agreed unanimously.

RESOLVED: For up to £250 to be granted to the constituted group responsible for organising the Christmas Evening for insurance purposes.

104. VILLAGE TREES

The report put together by the Chairman following a meeting with a Tree Surgeon (Eagles Arboriculture LTD), Cllr Wright and the Village Lengthsman was made available to all Councillors prior to the meeting. The Chairman was thanked for his hard work on the report. Some emergency work has already been carried out, and Councillors reviewed the quotes which had been received for other work required. The quotes from Eagles were competitive when compared to quotes from other Tree Surgeons. Cllr Grainger proposed that the details of work required on trees belonging to other organisations including RBC, WCC, WBBJBC and the Baptist Church be sent to them, and that up to £550 be available to be spent on trees which the Parish Council is responsible for. This was seconded by Cllr Miss Ball and agreed unanimously.

105. REMEMBRANCE SUNDAY

- a) Wreaths were discussed, including who would lay the wreaths, and it was agreed that the Clerk should order five wreaths this year, with representatives from, Parish Council, Wolston Village, Armed Forces, a relative of someone on the War Memorial who served in WW1 and from the Primary School. £400 is in the budget as a donation to the Royal British Legion for the wreaths and Cllr Wright proposed that all of this money be given as a donation for the wreaths, which was seconded by the Chairman and agreed unanimously.

RESOLVED: Five wreaths to be ordered and a donation of £400 be given to the Royal British Legion.

- b) War Memorial Bench – The bench has been received and the location for the bench was discussed. It was agreed that once the Lengthsman returns from annual leave the position of the bench will be agreed – in consultation with the War Memorial Gardeners. The bench will be installed with a ground anchor in the first instance, and then arrangements can be made for a concrete base so it can be secured in place. It is anticipated the cost for this will be in the region of £350.

106. RYTON ORGANIC GARDENS

A request had been received from the Heart of England Organic Group, asking if the Parish Council would support them in the retention of Ryton Organic Gardens on the Register of Assets of Community Value at

RBC. After a discussion Cllr Grainger proposed that the Clerk should contact the Organic Group to advise them the Parish Council is willing to give support – but with the caveat that there is no financial implication or commitment for Wolston Parish Council. This was seconded by Cllr Wright and agreed unanimously.

RESOLVED: For the Parish Council to offer their support – excluding any financial commitments.

107. RUGBY BOROUGH COUNCIL LOCAL PLAN

Cllr Wright thanked Cllr Grainger for all his work and all Councillors agreed that a lot of time and effort had been put into the proposed response to the Local Plan – which all Councillors had been given the opportunity to review and give an input to over the last month or so. Councillors then discussed the proposed response before Cllr Wright proposed endorsing the response, which was seconded by Cllr Milne and all Councillors were in agreement.

RESOLVED: For the proposed Local Plan consultation response to be sent to RBC.

108. SIGNAGE IN THE VILLAGE

Councillors discussed the need for additional signage in the village to direct people to points of interest in the village. After a discussion Cllr Grainger, Cllr Miss Ball and Cllr Fewkes agreed to form a working group. All Councillors were asked to inform any member of the working group what/where they feel signs are required in the village over the next couple of weeks.

RESOLVED: For Councillors to give consideration to where/what signs are required in the village and inform a member of the working group.

109. BUS STOP SAFETY: SCHOOL STREET (By the Baptist Church)

Cllr Grainger and Cllr Wright, who had met representatives from WCC and the Bus Company at the bus stop to discuss installing bollards at this location provided an update. At the site meeting it had been agreed that bollards would increase safety at the bus stop, but that the Parish Council would need to fund the project, which will be in the region of £1700. The Clerk has queried the cost but it was confirmed that WCC would have to arrange the installation. After a discussion Councillors agreed that work is required and it is anticipated that the work will take place in about 6 months' time. Cllr Grainger proposed advising WCC the Parish Council wishes to move forward, which was seconded by Cllr Wright and agreed unanimously.

RESOLVED: To advise WCC that the Parish Council agrees to the project and will pay the costs.

110. DYERS LANE RECREATION GROUND ENTRANCE GATE

Councillors reviewed again the proposal which was discussed at the last Parish council meeting, to install fencing to make the pedestrian access/egress to recreation ground from Dyers Lane (by the Pavilion) safer. The costs will be in the region of £450. After a further discussion Cllr Wright proposed that the work should be arranged and carried out for the proposed costs, which was seconded by Cllr Grainger and agreed unanimously.

RESOLVED: For the work at Dyers Lane Recreation Ground entrance gate to be carried out for costs in the region of £450 (at the Clerks discretion for final costs).

111. COMMUNITY RIGHT TO RECLAIM LAND

All Councillors were given the opportunity to review the documentation. Cllr Grainger provided an update and Councillors discussed the need for development of the derelict garages on Manor Estate, and the fact that this is now the route which needs to be followed. Cllr Grainger had completed the necessary paperwork which will be sent to the Ministry and he was thanked for all his work and effort. The Chairman proposed endorsing the application, which was seconded by Cllr Cross and agreed unanimously.

RESOLVED: For the Community Right to Reclaim Land application to be sent as required.

112. DELEGATES REPORTS

- a) Quarry – The Chairman provided an update from the latest Quarry liaison meeting that he and Cllr Parker had attended, including information about the geophysical surveys. Copies of the meeting minutes had been distributed to all Councillors and have also been placed on the village website.
- b) Flood Seminar – Cllr Milne spoke about the seminar he had attended with Cllr Grainger and Cllr Wright, including use of weed killer in the brook, flood prevention and the responsibilities of riparian owners.
- c) Earl Craven Community Forum - Cllr Grainger advised that the PCSO and PC covering Wolston had had their areas extended and there was no longer a dedicated PCSO covering Wolston. Police priorities are set online and the latest news for Wolston area can be found in the Rugby Rural Central newsletters on the Warwickshire Police website: <https://www.warwickshire.police.uk/article/2239/Rugby-Rural-Central>

113. INFORMATION FOR THE VILLAGE WEBSITE

- Christmas Evening
- New Entrance Gates (Dyers Lane Recreation ground)
- War Memorial Seat
- Tree Works

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.

114. FUTURE AGENDA ITEMS

- Signage in the village
- To discuss the possibility of the village purchasing the Church field
- Trees (inc Wilcox Trust)

115. DATE OF NEXT MEETING/S

The Chairman confirmed that the next Parish Council meeting will take place on 1st November 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 10.15 pm

Signed:..... Chairman

Date:

**Notes on the Public Forum and Parish Matters held during the
Parish Council Meeting on 4th October 2018**

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

The Clerk confirmed that WCC are due to re-do the slurry seal on Main Street as it was not level.

A resident asked about the broken gate on the footpath from Main Street by the traffic lights leading to the Church. Borough Cllr Mrs Bragg agreed to ask for an update from Cty Cllr Mrs Timms.

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 NDP website (www.wolstoneighbourhoodplan.co.uk) or from the Parish Council Clerk. All Councillors were able to review the highlight report before or at the meeting. Mr Willis wished to record his thanks to the residents who had recently joined the steering group - including Councillors and those who attend meetings. Mr Willis also wished to thank Cllr Grainger for all his work on the RBC Local Plan response.

Borough Cllr Mrs Bragg advised that the Police have delivered leaflets to properties on Meadow Road by Priory Lane to advise them about parking appropriately, which appears to have worked. She also reported that Borough Cllr Bearn had noticed when exiting Wolston onto the Fosse Way a sign was damaged and slipped down – he has reported this to WCC who will remove the sign. However, Councillors wish for the sign to be replaced/repared rather than removed. Cllr Mrs Bragg will pass on this request.

Borough Cllr Mrs Bragg also reported that the planning permission for the derelict building opposite Crazy Daisy's has expired, and so the Enforcement Officer has sent a letter to the owners of the property, they will have 14 days to respond.

Cllr Miss T Ball mentioned that the white lines on the bridge outside the old Red Lion have disappeared and this is causing parking problems. This has already been reported to the Locality Officer but the Clerk will chase it up. A discussion also took place about expanding the zig zag lines by the War Memorial due to parking problems caused by parents dropping off and collecting children at the School. Cllr Mrs Bragg agreed to speak with Cty Cllr Mrs Timms about this matter.

A discussion took place about the brook vegetation, and it was suggested that the Scouts may be willing to help clear it. The Clerk advised that the Environment Agency are due to spray the vegetation soon which should kill it off – but people are advised not to go in the brook for about 3-4 weeks after spraying.

The Chairman reported a raised drain outside 21 Elmdene Close on the path from Elmdene to Larchfields, and Borough Cllr Mrs Bragg agreed to report this matter.

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 7:40pm.

Note: Borough Cllr Mrs S Bragg gave her apologies and left the meeting at this point.

Signed.....