

**MINUTES OF THE MEETING OF WOLSTON PARISH COUNCIL  
HELD AT WOLSTON BAPTIST CHURCH ON THURSDAY 23<sup>rd</sup> JANUARY 2020 AT 7.00 PM**

**PRESENT** Cllr T Harvey-Smith (Chair), Cllr Miss T Ball, Cllr D Cross, Cllr Miss S Cross, Cllr G Fewkes, Cllr J Milne, Cllr A Parker, Cllr L Wright, Cllr Mrs M White and Mrs M Meede (Clerk).

Plus: 11 members of the public.

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 7:10pm.

**182. APOLOGIES FOR ABSENCE**

The apologies of Cllr R Granger were approved. The apologies of Mr T Willis, Cllr Mrs H Timms and Borough Cllrs D Poole, A Bearne and Mrs S Bragg were noted.

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

No declarations of interest were made. The Chairman advised that Councillors could declare an interest later in the meeting should this become apparent for any agenda item.

**184. NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)**

All Councillors had been given the opportunity to review the notes from the Working Group meeting held with the NDP on 9<sup>th</sup> January 2020.

The Chairman asked if, further to sites 1-5, any other areas in the village had been identified for possible designation as Local Green Spaces. Cllr Miss Ball confirmed that other sites had been added following the second referendum in the village, as residents had highlighted further areas for inclusion. These included Lammas Court and the Baptist Church Cemetery.

The Chairman thanked all those who attended the NDP Working Group meeting on 9<sup>th</sup> January 2020, which he felt had been productive, had given everyone the opportunity to give their stance on the situation, and had generated a good exchange of views. Cllr Fewkes felt that the meeting notes had been clear, and showed both sides that had been put forward. Cllr Miss Ball said she still felt there was a clash and the steer to the NDP from the Parish Council was not clear. A discussion took place, and it was confirmed that the initial Local Green Space referendum took place in July 2019. The Chairman felt that at that stage all the information and evidence gathering was complete and accurate, and so should be included in the NDP. In August the Parish Council gave support to the NDP on this matter, and this support had not been withdrawn as the work undertaken by the NDP is still supported by the Parish Council, including the evidence they provided. Cllr Miss Ball queried if the support for the designation of Local Green Spaces should remain as it appeared to conflict with the Parish Council's decision to not object to the development on the allotment site. The Chairman responded that the landowner submitted the planning application after the decision had been made about the Local Green Spaces. He also stated that landowners have a right to put land forward for development at any time and the Parish Council cannot stop this. More land could be put forward at any time in the future – but this should not alter the evidence already gathered by the NDP in the past.

Cllr Wright raised the point that Mr Willis had stated in the meeting on 9<sup>th</sup> January that their consultant from Avon Planning Services (APS) had indicated that there may be a contradiction, and he asked if any confirmation had been received from Mr Willis on this matter. The Clerk and Cllr Miss Ball advised they had received no further information on this matter. Mr J Rainey from the NDP also stated he had received no response in relation to this, but confirmed that the latest advice from the Consultant was that the Parish Council's position could be seen as contradictory.

The Chairman raised concerns that if support is withdrawn by the Parish Council (for the area being included in the proposal for designation as Local Green Space) and the planning application is rejected by RBC, then the land will become 'White Land'. If it is kept in the plan and the planning application is rejected then the area could become Local Green Space. This is why it is important to keep the area included for designation as Local Green Space within the NDP. Mr Rainey agreed that it was important to look at the future of the land and the NDP wish for it to be included. If they have no instruction from the Parish Council to remove it then it will be kept in. Cllr Fewkes agreed, especially as there was no definitive evidence to show it would negatively affect the NDP.

Cllr Miss Ball queried whether it would be beneficial to seek advice from other Consultants, including DLP who the Parish Council have been using in relation to advice about the planning application. The Chairman did not think this was necessary and confirmed that DLP were aware of the draft NDP. APS are the consultancy

company being used by the NDP and they are already aware of the history of the NDP and the work carried out.

A discussion took place about the letter received from Rosconn advising that they may be changing or amending or resubmitting part of the application following advice, and Cllr Wright felt that this should be considered. Cllr Fewkes stated that this should not be for consideration until a new planning application is submitted, as they would have no details to discuss, and he also felt it had no bearing on this agenda item.

Cllr Miss Ball highlighted the fact that Brandon and Bretford's NDP was referred to when the application for the Nursery was rejected in Brandon, and she felt that even though Wolston's NDP was not complete, it should be given some credibility.

A further discussion took place, and Councillors agreed that the decision to support the NDP in August was taken using the information and evidence provided by the NDP at the time, and the evidence was accurate and relevant when presented to the Parish Council. It was again highlighted that if the site is not proposed for designation as a Local Green Space and the planning application is rejected, then this leaves the site as 'white land' within the village boundary – and vulnerable to the outcome of an appeal or another application by a separate developer. If the site is successfully designated as a Local Green Space when the NDP is 'made' this is likely to be in place before an appeal is held or a separate planning application is submitted and the designation as a Local Green Space is therefore a very strong fall-back position.

The Chairman concluded that he felt no reason why the stance taken by the Parish Council to support the NDP that the northern half of the allotment site be designated as a Local Green Space should be withdrawn. The Chairman proposed that the Parish Council endorse the work that the NDP has carried out in relation to Local Green Spaces 1-5, support the ongoing and future work of the NDP, and that the Parish Council tackle applications relating to the development of the site separately. This proposal was seconded by Cllr Milne and agreed unanimously.

**RESOLVED: For the Parish Council to continue to support the NDP in relation to the designation of LGS1 as a Local Green Space.**

The Chairman thanked representatives from the NDP for attending the meeting and for their ongoing work. Mr Rainey confirmed that the steer from the Parish Council was now clear, and he thanked Councillors for their support, stating that if the Parish Council had changed their stance now it could have damaged the evidence trail.

#### **185. R19/1411 – WOLSTON ALLOTMENTS LAND S106 AGREEMENT**

A discussion took place about the importance of the S106 agreement, and that the Parish Council need to take this opportunity to get the best for the village – should the proposed development be approved.

The information provided by Rosconn was discussed, and it was established that the Wilcox Trust had agreed to put some money into a Community Benefit Fund and secure some land for educational purposes in the future – but this would be agreed separately and not form part of the S106 agreement. Cllr Wright felt it was important for the Allotments Association to get some benefits as they had been using that land for over 100 years, and felt that benefits such as electricity, toilets, disabled access and free rent should be considered. Cllr Wright also felt that if development took place on the north side of the current allotment site, then the remainder of the allotment land should be gifted to the village. Cllr Milne stated that many of these aspects had already been agreed and some aspects were not suitable for inclusion within a S106 Agreement – but might be agreed separately. Cllr Milne confirmed that representatives from the Allotments Association had been consulted on what they wanted during the whole process, and communication was still ongoing in relation to their requirements.

A discussion took place about the current allotment plots and the need for some plots to be tidied up. It was recognised that some plot holders had stopped work until a decision had been made about the future of the site. Cllr Milne proposed that this agenda item be deferred to the February Parish Council meeting. Cllr Fewkes added that all Councillors should look at the information provided by Rosconn and also get any other points or issues they think should be included within the S106 to the Clerk and all Councillors in writing seven days before the next Parish Council meeting. The proposal was seconded by Cllr Wright and agreed unanimously.

**RESOLVED: For this agenda item to be deferred to the February Parish Council Meeting. For Councillors to get any additional S106 requirements to the Clerk and all Councillors in writing seven days before the next Parish Council meeting.**

**186. PLANNING**

Councillors were given the details of the planning application to review prior to the meeting. All planning applications can be viewed at [www.planningportal.rugby.gov.uk](http://www.planningportal.rugby.gov.uk)

- a) *R20/0028 Land at Grove – Main Street. - Beech (T1) - fell due to the previous failure of limbs which overhang the entrance to St Margaret's C of E Primary School. Replant with one standard beech tree in the same position. Beech (T2) - fell due to dangerous lean towards the boundary property of 47 Main Street. Replant with one standard beech tree in the same position. At Land at Grove, Main Street, Wolston, Rugby. CV8 3JU*

Cllr Milne advised that after viewing the application online prior to the meeting, he had asked the Clerk to contact the RBC Arboriculture Officer (Mr Gower) to request further information about the application, and possible reasons for the removal of the trees. The Clerk confirmed that Mr Gower had stated he had no further information at present, but he would be visiting the site soon to make a report. It was confirmed that although the trees are in the conservation area, they don't currently have a Tree Preservation Order on them. Following a discussion, Cllr Milne proposed deferring this agenda item to the February Parish Council meeting, to await the report from Mr Gower. The proposal was seconded by Cllr Fewkes and agreed unanimously. It was also agreed that, as the Parish Council has signed up to the Tree Charter, the Clerk should contact the Woodland Trust for further advice and guidance.

**RESOLVED: For this agenda item to be deferred to the February Parish Council meeting so a copy of the RBC Arboriculture Officer's report can be reviewed by Councillors. For the Woodland Trust to be contacted for advice and guidance.**

**187. DATE OF NEXT MEETING/S**

The Chairman confirmed that the next Parish Council meeting will take place on Thursday 6<sup>th</sup> February 2020 at the Village Hall.

As there were no further items on the Agenda the Chairman declared the meeting closed at 7:55 pm

Signed:..... Chairman

Date: .....

**Notes on the Public Forum and Parish Matters held during the  
Extraordinary Parish Council Meeting on 23<sup>rd</sup> January 2020**

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

A resident raised a query about the Severn Trent pumping station and sewage concerns. The Chairman confirmed that a couple of Councillors have a meeting with a representative from Severn Trent on 31<sup>st</sup> January 2020. If anyone has any specific concerns or issues they should email these to the Clerk and they can be raised at the meeting.

A query was raised about agenda item 186 (planning – R19/1411 removal of trees) in relation to who would pay to have any trees removed. The Chairman confirmed that the applicant would be responsible for any costs. Residents were advised that they can comment on the planning application should they wish.

Cllr Fewkes had noted that the gutters had been cleared in some areas of the village. The Clerk advised that the Lengthsman had reported that this had been carried out last week around the whole village – but some areas had been missed due to parked cars, and some gutters and drains had become covered again already. The drains had also been jetted out at the same time. The Clerk agreed to ask the Lengthsman to check if any areas required a repeat visit, or if he could clear some leaves away where possible.

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 7:10pm.

Signed.....