



**MINUTES OF THE 102nd MEETING OF
MAPPLEBOROUGH GREEN PARISH COUNCIL
HELD ON Monday January 25th 2021
at 7:00pm, via Zoom**

PRESENT Cllrs Coley, Badwal, Berry, Chadwick and Lyon (arrived during Public Forum)
District Cllr Peter Hencher-Serafin
County Cllr Clive Rickhards
Becky Howes Clerk

1. THE CHAIR DECLARED THE MEETING OPEN AT 7:00pm Cllr Coley opened the meeting

2. APOLOGIES: Cllr Cameron

3. DECLARATIONS OF INTEREST: none

4. PUBLIC FORUM:

Three members of the public present.

Norman McLeod, Abbeyfields

Ann Bicknell, Moat House Farm

Annette Leyland, Moat House Court

Ann Bicknell requested an update on the progress of plans for a Neighbourhood Plan. A discussion took place regards the process and costs potentially involved. Cllr Coley stated he would contact a consultant previously instructed by the Parish Council regards another matter to obtain a quote and confirmed that if he is able to assist the Parish Council Cllr Coley would report back to the Clerk for further action.

The question was raised regards potentially having a joint plan with a neighbouring parish, Cllr Coley stated that a meeting was arranged for preliminary discussions regards this option. Ann stressed the requirement would be to express the value Mappleborough Green could add, or include, regards its history, wildlife collateral etc..

The Discussion also included debate regards flood risks along the A435. Cllr Coley confirmed that new drains had been installed and had alleviated the issues experienced previously by residents in Pratts Lane.

Mr McLeod also added his concerns regards the brook in the Abbeyfields estate, which over the last three months has been very high and although the banks have not burst yet it is, in his opinion, imminent. He confirmed that he had photographic evidence, which he has sent to Warwickshire County Council, who replied stating there is no risk. It was agreed that Mr McCleod would forward his evidence if the issue arises again, but for now no further action from the Parish Council.

5.To Approve the Minutes of the 101st meeting of the Parish Council held on Monday December 7th 2020 (to be signed at a later date)

Proposed by Cllr Chadwick, seconded by Cllr Lyon, all agreed. Cllrs Coley / Cameron to sign at a later date.

6. District & County Councillors Reports (both arrived at 7:30pm)

District Councillor –

Cllr Hencher-Serafin confirmed that he had been in discussions with Homes England, who own the land in, the now called, Mappleborough Woods. He confirmed that they are leasing the land to Morris Homes and he had a discussion with the Head of Morris Homes, regards trying to retain the trees and requested a hardcopy of the plans, which he has since received, together with all other documents regards the site. Unfortunately, from the plans there is very little evidence of retention of the trees. Cllr Coley interjected stating that from the reports he had read the trees are diseased and old need removing anyway.

Cllr Coley went on to discuss the need of TPO's on the oak trees at the site. Cllr Hencher-Serafin stated that Homes England had confirmed that the oak trees at the site would be retained. Cllr Hencher-Serafin is conducting research at the moment regards the amount of carbon the wooded trees take out from the atmosphere. He confirmed that in their lifetime each tree takes almost one tonne of CO2 from the atmosphere. Cllr Hencher-Serafin stressed that there needs to be a pollution levels survey on the Birmingham Road, especially considering the more CO2 building the houses will create, and the fact that there will be no trees to remove the CO2. The alternative would be to pressurise Stratford District Council to seek an alternative site in order to retain the Mappleborough Green side of the boundary, but as the plan shows at present its all merged into one and is reclassified as 'Mappleborough Woods Redditch'. Cllr Hencher-Serafin suggested that it appears to him that the boundary is being moved to the Birmingham Road. Cllr Coley stated that only the Government can change boundaries so the fight is regards to the destruction of the trees and to maintain the boundary as it is.

Cllr Berry had received a response from John Careford (in writing) regards the Site Allocation Plan claiming that it was still under review and that the District Council are preparing a proposed submission version for further consultation, estimated in the late Spring 2021. He also stated that the owners of the site also own adjacent land in the Redditch borough which have already been identified in the Redditch Local Plan as housing development. Mr Careford claimed that the owners of the site are looking to submit planning applications for both the land on Redditch and Stratford district and he believed that the Parish Council had been consulted and stated that this consultation is separate to the Site Allocations Plan. Cllr Berry asked why is it a separate process if the Site Allocations Plan is what is being discussed regards being built on and it has not been decided if it is building land. No reply received. Cllr Hencher-Serafin stated that he had been in touch with Redditch MP Anthony Lovell and some members of the residents association. Cllr Hencher-Serafin confirmed that the MP was in support of protecting this site.

Cllr Berry confirmed that Cllr Lovell had taken a video of the woods and confirmed that there are Oak trees, as well as sapling Oak trees, together with vegetation and the wildlife which includes, deers, buzzards, badgers etc..

Cllr Hencher-Serafin questioned if a PC representative will be attending the Planning committee meeting regards The Nook, however no date has been set yet. To be agreed when date is known.

Cllr Hencher-Serafin questioned the Parish Council regards the comments submitted regards The Paddocks, Clerk confirmed the following were submitted :

I write to confirm that the Parish Council stand by their original concerns regards this application, especially in regard to the second drive which they believe to be in a potentially extremely dangerous position.

Cllr Chadwick also gave a brief regards the accidents along the stretch of the A435 and the difficulties in exiting and accessing the site presently and the impact an additional access point could have. Cllr Hencher-Serafin confirmed his objection to the application and stated the need to use the existing access, as did Warwick County Council, hence being refused initially.

Discussion ensued regards the amendments to the application and it was agreed that Cllr Hencher-Serafin would chase the amendments with the Case Officer and report back to the Clerk.

Cllr Chadwick also raised the issue regards the last meetings query re the caravans just past Outhill Road. A discussion took place regards the site and Cllr Hencher-Serafin agreed to investigate.

Cllr Hencher-Serafin agreed to deliver the box of Morris Homes information for distribution amongst Councillors to the Clerk, Clerk to distribute.

County Councillor –

Cllr Rickhards, following question raised at the last meeting regards The Dog island, Cllr Rickhards stated he was trying to get Mr Chris Round, from Highways Minor Projects, to conduct a site visit. Mr Round has passed it onto his colleague Jo Edwards from Traffic and Safety. It was also agreed that the Cllr Chadwick would contact Jo directly and put suggestions to her regards the markings etc... Cllr Rickhards confirmed that Highways are serious about addressing the issues. Cllr Chadwick to liaise with the Clerk. Cllr Rickhards apologised for the recent failure at one of the traffic crossings, it was confirmed that it is now working.

Cllr Rickhards stated that he had been working with a task group on special educational needs, regards reforms in the area. Also, the budget is coming up shortly and there is an ominous reduction in the tax base, as with all councils, because of Covid19 which will influence what is available. Cllr Rickhards will report back over the next meetings.

7. Matters Arising from previous meeting(s), not otherwise dealt with (including):

- To discuss and agree response regards 'Land off Far Moor Lane'

Cllr Coley stated that no planning application had been received from Redditch or Stratford and confirmed that until we do no discussion could take place. The item had also been discussed in further detail in the District Councillors report.

The Clerk confirmed that she had received feedback emails from residents in Common Lane and had advised Cllr Cameron to direct residents to Redditch Council and that he would inform the residents upon receipt of a Stratford Council application.

Clerk also confirmed she had emailed Homes and Communities, Ministry of Housing and national and local office of CPRE (The Countryside Charity) regards the land and that upon receipt of an application from Stratford, The CPRE were willing to be involved.

- To receive update from Cllr Berry re: South Warwickshire Plan Zoom consultation January 21st
Cllr Berry confirmed the consultation was regards the next lot of Site Allocations, not the ones recently being consulted on.

Cllr Berry confirmed that the allocations were with Warwickshire CC initially before district level and the information is available should we request it. The meeting was a preliminary meeting regards the next lot of allocations, the premise however, was to up the urban areas of Leamington and Stratford rather than the rural villages, but this is being looked at. The emphasis was on retaining trees, to be carbon neutral etc...!, but they have got to build, by Government standards, 1250 new houses a year and that they need to find land to do that.

Cllr Berry also stated that Neighbourhood Plans figure highly in decision making regards site allocations. Cllr Berry confirmed there will be follow up meetings which she will attend and report back.

- Update from Cllr Cameron regards Parish Council Website and emails

The new website is up and running but still has some work to do on the main construction and will also need some ongoing refinement. This has taken quite a lot of time to get to even this point. How do the councillors feel about suppling a 'selfie' to post on the Councillor's page?

This is a self-managed site and is compliant to the government's accessibility requirements. But the management process doesn't seem quite as straight forward as WordPress and it means Becky will need to learn the new processes, but we have been given a very comprehensive 'how to' book and also have access to TEEC Engineering advice via a ticket system so she will not be on her own.

Emails are live and require each councillor to make them live on their individual devices. This currently is the main area of risk of non-compliance and is something we need to work on.

Cllr Badwal agreed to support individual Councillors with setting up the dedicated email accounts, Clerk to arrange appointments.

- Update from Cllr Chadwick re: The Dog island and approach system

Cllr Chadwick confirmed he would contact Jo Edwards of Traffic directly regards the road markings suggestions and would inform/liase with the Clerk. Cllr Chadwick to report back at the next meeting.

- Update from Cllr Coley regards The Village Hall

Cllr Coley requested this be deferred until we are out of the pandemic and is able to meet with the Committee/Booking Secretary in person.

- Update regards Parish Plan

Clerk confirmed to forward email and useful information attachments from Cllr Beaman to the Councillors and interested residents.

Clerk confirmed provisional meeting with Cllr Beaman, Neighbourhood Plan lead at Studley Parish Council, Monday February 1st at 7pm on zoom. Clerk confirmed attendees : Clerk, residents Ann Bicknell and Annette Leyland and Cllrs Coley, Chadwick and Cameron.

Clerk confirmed she had also contacted My Neighbourhood Plan organisation for quotation and asked re success rates and time scale, await reply.

Clerk received email Neil Pearce from Avon Planning re assistance, who would be happy to assist following formal instruction and suggested speaking to his colleague. Clerk to arrange telephone appointment for further details.

8. Items for Discussion

- To discuss NDP received from Tanworth in Arden PC – Clerk confirmed previously emailed documents and consultation information and requires comments by March 5th via the Clerk.
- To agree date for Parish Assembly (before end of February) and agree speaker
Clerk confirmed requested Policy Planner representative to speak at the meeting. After discussion it was agreed to hold the meeting on Tuesday February 23rd, Clerk to action.

9. To Consider Planning Applications and Enforcement Updates

Cllr Coley addressed the items below. The outstanding applications were considered, Clerk to action.

APPLICATIONS RECEIVED

20/02896/FUL The Nook, Birmingham Road

Bedroom and bathroom extension to existing attached garage

The Parish Council supported this application.

20/03054/FUL Mappleborough Green Garden Centre, Birmingham Road

Extension to plant protection canopy attached to existing garden centre building to include removal of existing pergola under area of canopy extension

Comment submitted : The Parish Council object to the canopy extension :-

The proposed canopy extension will project towards the boundary with Common Lane and be highly visible to most of the residents. The current Pergola falls below the top of the boundary hedge and is not visible. At night the current canopy is illuminated at all times and the extension will compound that annoyance. The Parish Council are very concerned that the garden centre has been granted an alcohol and music license and since the proposed enclosed area in practice extends the restaurant area, there is concern that the undercover area will be used for entertainment rather than plant protection. The properties in Common Lane will then be subject to potential high volumes of noise. Also, the junction of the A435 and Common Lane is subject to flooding brought about by poor rainwater management. This appears to have become worse since Mappleborough Green Garden Centre have developed the site. The water is managed by a ditch that runs on the Common Lane side of the boundary hedge. During heavy rainfall the ditch fills and flows into a drainage pipe into the developed site and any additional volume of rainwater caused by running off the canopy extension will only inflame the situation.

20/1131/FUL The Paddocks, Birmingham Road

Erection of four dwellings with associated parking and landscaping and alterations to existing accesses

Comment as discussed earlier in meeting regards the access.

20/02448/OUT Chapel Farm, Haye Lane

Discussed the application regards building two bungalows and additional properties behind the bungalows.

Agreed to comment :-The Parish Council confirm that they have no objection but to build on the footprint of the existing farmhouse but are insistent that no additional houses are built behind the bungalows, as the development would not be in-keeping with the street scene of the lane.

NOTICES

20/02542/LDPOuthill Caravan Park, Hardwick Lane, Outhill

Use of land for the siting of caravans for human habitation for occupation by people either on holiday or living permanently on the site
Refusal of certificate of lawful proposed use or development

10.To note items of Correspondence (*incl.any other items received after agenda distribution*)

- WCC Local Transport Plan consultation (emailed link prior to meeting) - noted
- To note response re: SDC Site Allocation Plan, Preferred Options consultation – Clerk noted the reply received from SDC re the outcome of the current consultation is a ‘little way off yet’, hoping to be published in next few weeks.
- SDC digital handbook census info (emailed to Cllr’s prior to the meeting) - noted
- Copy of Letter received from Moat House Court Residents Association re Moat House field, Pratts Lane (circulated prior to the meeting) - noted
- SDC Gypsy and Traveller site request (previously distributed prior to the meeting) – noted

11.Approval of Accounts

- Approve statement – distributed prior to the meeting. A balance of £19,955.86 proposed by Cllr Coley, seconded by Cllr Chadwick, all agreed.
- To agree Precept for 2021/22 proposed by Cllr Chadwick to increase by 3%, seconded by Cllr Berry, all agreed.

12.Any work around the Parish

- Cllr Berry - the litter issue on The Dog island, not just litter but black bag loads of rubbish being dumped. Cllr Rickhards will chase Highways regards the issue.
Annette Leyland to organise litter pick group, Clerk to forward contacts of interested residents and advertise on the noticeboard.
Cllr Hencher-Serafin confirmed that the District Council will collect any fly tipping but not litter, and that litter picking like most services are carried out by contractors, and he will check their schedules.

13.Items for Future Agenda

Anything not otherwise dealt with

14.To Note Date of Next Meeting, time and place: t.b.a.

Closed : 9pm

Date	Details	Payments	Receipts	Balance
30 NOV 20	Balance brought forward			21,423.56 *
1 DEC 20	B/P to: TEEC Limited	535.19		20,888.37 *
2 DEC 20	Direct Debit (123REG)	28.78		20,859.59 *
3 DEC 20	Direct Debit (NEST)	65.77		20,793.82 *
	Balance carried forward			20,793.82 *

Date	Details	Payments	Receipts	Balance
4 DEC 20	Balance brought forward			20,793.82 *
10 DEC 20	Direct Debit (LLOYDS BANK PLC)	127.33		20,666.49 *
31 DEC 20	B/P to: R Howes	44.18		
31 DEC 20	B/P to: D J Bennett	50.00		
31 DEC 20	B/P to: HMRC	86.60		
31 DEC 20	B/P to: R Howes	481.85		
31 DEC 20	B/P to: WALC	30.00		
31 DEC 20	Service Charge	18.00		19,955.86 *
	Balance carried forward			19,955.86 *

You can ask us to send you details of our rates and how we work them out.
 Abbreviations: * credit balance DR overdrawn S Sub total (intermediate balance)

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