

MINUTES OF A MEETING OF THE GREAT WOLFORD PARISH COUNCIL HELD ON TUESDAY 19th MARCH 2019 IN THE CHURCH

PRESENT: Councillor Mrs. Lynn Mathias in the chair and Councillors Mrs. Jennifer Green, Mrs. Lynn Bryan and Mr. Paul Riley plus the Clerk Mrs. Janet Piller. County Councillor Mrs. Jo Barker was also present. Apologies for absence were received from Councillor Mr Steve Duck and District Councillor Mr. Stephen Gray. There were fifteen members of the public present.

MINUTES: The Minutes of the meeting held on 8th January 2019 were approved and signed.

Matters arising: (a) Grit bins: it was reported that the two village grit bins had been refilled following action by Councillor Mrs. Jo Barker.

PLANNING: (a) It was confirmed that the following applications had been considered since the last meeting:

(i) Wolford House, Great Wolford Road: erection of a single storey, open-fronted, 3-bay oak-framed garage (revisions to permission 18/00088/FUL) to allow changes to eaves height, roof pitch and external materials (new application reference number 19/00034/FUL). It had been agreed to make no objection but to draw attention to the fact that it has already been established in previous approved applications that the property should use the principal entrance route to the public road and not the un-made-up track shown on the current plans (see also (c) below).

(ii) Oak Hill House: variation of condition 3 (Materials) of planning permission 16/03039/FUL: single storey extensions, conversion of existing garage and replacement of existing window. Vary would revise material to permit the use of an alternative finishing material, render over brick, as approved. It had been agreed to make no representations:

(b) It was reported that approval had been granted by SDC for the following application:

Oak Hill House: (see details under (a) (ii) above).

(c) The following update was reported:

Wolford House, Great Wolford Road (see details under (a) (i) above: with reference to the proposed access route, SDC had concluded that a technical breach of planning control had occurred which would not be pursued due to the existence of a "possible permitted development fall-back position".

(d) The following case was reported:

Land Off Moreton Road: conversion of industrial building to residential (as previously approved under 17/020955/COUP) and insertion of glazed panels and two doors in existing openings (approved application number 17/02600/FUL): the Parish Council had reported to SDC that the removal of a hedge between the property and the verge/highway was not covered by the planning permission. SDC Planning Enforcement Office was investigating.

(e) The following applications were considered

(i) Four Shires House, Great Wolford Road: replacement dwelling (application reference 19/00294/FUL). It was agreed to raise no objections but to report the Parish Council's view that the details provided of building materials, roof tiles, windows etc were minimal and much less than usual with this type of application thus making it difficult to form a full picture of the proposed dwelling.

(ii) Hillside Farm: change of use from agricultural land to the temporary siting of a Nordic Tipis between the months of April to November for the purposes of holding weddings (application reference number 19/00337/FUL). It was noted that appropriate controls were proposed in respect of noise, lighting and parking. It was agreed to make no representations.

VILLAGE DESIGN STATEMENT (VDS): Councillor Mrs. Green reported that SDC Cabinet had approved the updated VDS and, following minor amendments, it would move forward to the print version. The team who had produced the document, Jennifer Green, Sarah Constable, Keith Murphy and Di Watson, were warmly thanked for all their work on the project.

UPDATE ON PUB SITUATION: It was reported that the pub was currently on the market and that several offers had been made which had been refused by the owners. The Wolford Pub Campaign Group was liaising closely with SDC on moving towards the sale and re-opening of the pub. Councillor Jo Barker reported on discussions with Mr Tony Perks (Head of SDC Technical and Community Service) ref the proposed CPO prior to its consideration by the SDC solicitor and Cabinet. It was noted that a fresh independent valuation of the property by the Agents and Valuers, *Grimleys (GVA)* would be required by

Stratford District Council. It was also noted that SDC's Enforcement Dept was continuing to monitor the ongoing use of part of the premises as a domestic dwelling since the closure of the pub (ancillary use), and that the deteriorating condition of the [property had been reported to the building conservation authorities. The village community continued to be strongly involved in the campaign and support for the pop-up pub had remained high.

PARISH COUNCIL ELECTIONS: The Chairman reported that nominations were now invited for the five Councillors to be elected to Great Wolford Parish Council and that the election would take place on 2nd May 2019. Full information including nomination papers was available from the Clerk.

CORRESPONDENCE: The following were reported and noted and would be circulated to Councillors for information: (a) Update from SDC on its bid for Government funding to improve local fast broadband connectivity; (b) Other general correspondence and circulars.

FINANCE: (a) The following payment was unanimously approved, proposed by Councillor Mrs. Green and seconded by Councillor Mr. Riley:
£130.95p to Chris Dyer ref yearly domain registrations and hosting of Parish Council website.
(b) An application was considered from Wolfords Village Hall for a grant towards the cost of setting up a website. It was proposed by the Chairman, seconded by Councillor Mrs Bryan and agreed unanimously to award a grant of £357.90p.

VILLAGE LITTER PICK: It was agreed that a litter pick around the village would take place on Saturday 30th March from 10.30 am on the Green.

ANY OTHER BUSINESS: (a) It was noted that several attempted burglaries had recently taken place in the village and it was agreed to put forward to the Annual Meeting in May the possibility of reactivating a village Neighbourhood Watch scheme. The Chairman would contact Shipston Police's Safer Neighbourhood Team with a view to inviting a representative to attend and speak at the Annual Meeting.

DATE OF NEXT PARISH COUNCIL MEETING: It was noted that the date of the next meeting (Annual Meeting) would be Tuesday 21st May at 7.30 pm in the church.