CLAVERDON PARISH COUNCIL

MINUTES OF THE MEETING HELD MONDAY 22nd January 2024

CHURCH HALL @ 7.00PM

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| Present:  Cllr. Nick Dargan (Chair)  Cllr. Hazel Spiers (Vice Chair)  Cllr. Claire Hammond.  Cllr Martin Fairlie Cllr Francis Hilton  & Ken Flood (Clerk).  Cllr Duncan Parker also joined the meeting.  Cllr. Roger Waring and Ian Bowater joined to present at this meeting | Apologies:  No Apologies | 25 Parishioners |  |  |
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| **Agenda Item** | **Agenda Ref** |  | **Status** | **Outcome &/or Action- by Whom/Timescale** |
|  |  |  | Chair Cllr. Dargan opened the meeting at 7.00pm.  He stated that the published agenda had been changed to include Hercules Farm planning consultation that came in after the planned agenda was posted. |  |
| **Declaration of Interest** | **No. 24.01.1.0** |  | The Chair made the specified statement asking for members to declare any interest regarding items to be discussed and voted on. | There were no declarations of interest relating to items on the agenda to be discussed and decided upon. |
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| **November 23 Minutes** | **No. 24.01.2.0** |  | The Chair signed the Minutes from 13th November 2023 as a true record of proceedings. | Minutes will be posted to the website by the clerk. |

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| **Matters Arising** | **No.24.01.3.1.0**  **No.24.01.3.1.1**  **No.24.01.3.1.2**  **No.24.01.3.1.3**  **No.24.01.3.1.4**  **No.24.01.3.1.5**  **No.24.01.3.1.6**  **No.24.01.3.1.7**  **No.24.01.3.1.8**  **No.24.01.3.1.9** |  | Pavilion legals – work in progress as we take steps to help Matt Parker build a team and form a Community Interest Company  Pavilion hedges and gardens. Langley Road hedge cut in December. Thomas Fox (TF) will maintain it annually. Station road hedge will be flailed by Adrian Whitehead in Jan 24 and maintained annually by TF thereafter. Ian Price becomes Gardener/Handyman at the pavilion and will maintain rear of building by strimming etc. That area will be tidied and maintained to allow gardeners to maintain the Kings Garden.  Crown ACV – status confirmed in late November ’23. The building status as a pub is protected and if change of use is proposed, Claverdon community has 6 months to look at measures that would keep the asset as a pub.  We have secured grant funding from April ’24 Locality for a review of our Neighbourhood Plan.  Lye Green tree lopping proposal. Ericson has withdrawn the proposal.  Independent tree assessment undertaken on ash tree on the verge at Lye Green.  FoYC banking autonomy  Yarningale Grit Bin  Postbox St Michaels Road – work in progress  Dog poo bins – No response from SDC | Ongoing  Closed  Closed  Closed  Closed (this may come up again).  Verbal report – the tree needs attention – awaiting formal report before taking action. Keep residents advised.  Cllr. Fairlie is a signatory.  Cllr. Fairlie to order. CPC to pay. WCC to place and fill and remove old bin.  Ongoing  Pass over to Cllr. Parker. |
| **Retirement of Cllr Ken Meeson**  **Co-option of Sam Evans** | **No.24.01.4.1**  **No.24.01.4.2** |  | The Chair announced that Cllr Ken Meeson has stood down as a councillor. He thanked Cllr Meeson for his long public service and asked the clerk to write to him in recognition and gratitude.  Chair proposed that the council co-opt Sam Evans as a parish councillor. Sam has a background experience in farming. Members voted unanimously to co-opt Cllr. Evans who took her place at the table.  The clerk asked Cllr. Evans to read and sign her Declaration of Acceptance.  Clerk asked Cllr. Evans to complete and return to him in due course Declaration of Pecuniary Interest. | Clerk to write to Ken Meeson.  Publish declarations on the website |
| **Public Forum** | **No.24.01.5.1.1**  **No.24.01.5.1.2** |  | Agenda on website  Development in St Michael’s Road – a parishioner asked about updates from the developer, especially about how disruption can be avoided. | Clerk undertook to post the agenda on the website as well as the noticeboards.  Cllr. Parker said that there would be a meeting with the developed at the end of Q1 ’24 and he would keep parishioners posted about that. |
| **Cllr. Duncan Parker** | **No.24.01.6.0** |  | Cllr Parker’s report was presented by him and is attached. | See Report. |
| **Cllr. Ian Shenton** | **No.24.01.7.0** |  | Cllr Shenton’s report had been received and will be appended to these minutes. | See Report |
| **Planning** | **No.24.01.8.0**  **No.24.01.8.0.1**  **No.24.01.8.0.2**  **No.24.01.8.0.3**  **No.24.01.8.0.4**  **No.24.01.8.0.5**  **No.24.01.8.0.6**  **No.24.01.8.0.7**  **No.24.01.8.0.8** | 24/00064/FUL  Re-consultation following changes to application originally processed in October 2023 | Chair welcomed Mr John Stark who would speak to the meeting in support of the application.  Chair Cllr Dargan stated that the property was to the side of Langley Road. He referred to the Neighbourhood Plan as the primary reference for parish councillor’ decisions on planning consultations. In particular NHP policies H1-H4 were referred to referred to with H2 being especially relevant. Because there was deemed to be no alignment with the policies set out in the NHP, objection was raised in late 2023. The Chair invited Mr Stark to speak.  Mr. Stark asserted that the application was in alignment with the HSN. He had retained eminent experts who informed his assertions. He spoke about his medical condition and his associated needs and went on to speak of the support he had been given by neighbours and other residents. He stated he had been a resident of the parish since 1996 and that he had needs.  Cllr Hilton stated that 00064 was not a straightforward application. He stated that the policies were clear, but nevertheless; these things are open to interpretation. He had difficulties with Mr Stark’s interpretation of H2 and that combined with impact on openness, he found it difficult to support.  Cllr. Fairlie stated he was not a expert on planning and therefore relied on his colleague Cllr Hilton’s advice and guidance.  Cllr. Hammond spoke of how people were priced out of housing because of the lack of affordable housing in the parish. She found herself questioning and was uncomfortable with the applicant’s interpretation of Claverdon’s NHP and HNS policies.  Cllr Spiers expressed sympathy in relation to Mr Stark’s medical condition; however, she was concerned about setting a planning precedent. She too went to interpretation of policy and believed that it was intended to be small scale and family focused. To approve planning dispensation in the green belt requires very special circumstances, and this application does not qualify, the references to the NHP and housing needs survey have been misinterpreted to suit the application.  Chair Cllr. Dargan summarised by stating that councillors were not medical experts and could work only with policy. To what extent does 24/00064/FUL align with the NHP and HNS with both placing emphasis on Affordable Housing through small scale community led schemes via rural exception policy. The application does not meet these stipulations and also contravenes NHP policy NE1 valued landscapes. He called for a vote stating that councillors could not opt for and decision option that did not provide sound planning options to underpin their decision. e.g., No Representation.  Four councillors objected and one abstained. CPC object to the application.  The Chair clarified Mr Stark’s misunderstanding by stating that CPC not SDC had instigated the HNS. | Record the decision on the portal. |
| **Public Rights of Way** | **No 24.01.9.0** | Cllr Roger Waring Footpaths lead Hampton in Arden parish | Cllr Waring gave a short talk and left some helpful noted and presentations. | Add to the website |
| **Friends of Yarningale Common** | **No.24.01.10.0**  **No24.01.10.1** | Talk by Ian Bowater | Ian Bowater gave a detailed update to the meeting about the background and history to the Common, the work that volunteers have done and are doing and plans for the future.  Cllr.Hammond spoke about the importance of the achievements of FoYC and offered to set up the first of a number of website pages to promote the energy of people in our community. | Attach notes to these minutes and add to the website. |
| **Locality** | **No.24.01.11.0** |  | The parish has applied for the first of a number of support grants from Locality in relation to the upcoming review of the NHP. Councillors will first work with Locality’s Dave Chapman in planning strategy in relation to future planning.  The support will be available from mid-February and then in the new financial year. |  |
| **Financial Report** | **No.24.01.12.0**  **No 24.01.12.1** |  | Precept of £35.900 had been submitted to SDC in November.  Treasury £59,411.58  Deposit £36,716.62  Yarningale £12,710.05  Total £108,838.25 as of 22nd January 2024 |  |
| **Portfolio Reports** | **No. 24.01.13.1.1**  **No. 24.01.13.1.2**  **No. 24.01.13.1.3**  **No 24.01.13.1.4** | FoYC  Health & Safety  Communications  Pavilion | Cllr. Fairlie had sent his report which will be appended to these minutes on the website. He talked of a relatively quiet two months, but FoYC had removed trees blocking two footpaths and made safer a pile of heavy tree stumps that had earlier been removed from Pond 1 but left in an unsafe manner.  Spiers discussed awaiting more analysis in relation to the Traffic Calming results. Steve Lister is driving progress on that initiative.  White Gates would cost £1,000 each – Cllr Shenton would match fund.  Cllr Hammond is focused on promoting and celebrating successes in the community. The Clerk will set up a CPC Facebook account, using the clerk's email address, which will then be managed by Cllr Hammond.  Cllr Hammond to attend a NALC training course in February about using social media.  The Chair said he would relook at portfolios given the arrival of Cllr Sam Evans. In particular the Pavilion and Recreation ground need a liaison. | Clerk set up Facebook  Clerk to organise so that we obtain membership discount. |
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| **A.O.B.** | **No 24.01.14.1**  **No 24.01.14.2** |  | Adrian Whitehouse quotation approved for hedges.  We need a quote for potholes.  Olga’s House – Flooding  Olga laid a pipe to a pond for drainage purposes. It had no valve to counter the potential rise in pond water level. That is likely to have contributed to the problem. Adrian Whitehouse to be asked to take a look and report. | Clerk to liaise. |
| **Next Meetings** |  |  | Monday March 25th 2024. |  |