

RADFORD SEMELE PARISH COUNCIL

MINUTES

A meeting of the Parish Council was held in the Community Hall, Lewis Road, Radford Semele, on Monday 28th January 2019 at 7.30 pm.

Present: Cllr S Sabin (in the chair), Cllr B Follett, Cllr B Friar, Cllr A T Hitchcox, Cllr A E Malin, Cllr Mrs J P Malin, Cllr H E J Marriott, Cllr Mrs N Northey and Cllr J Sudbury

In attendance: WDC Cllr M Doody and WCC Cllr W Redford

Dave Barber, Head of Development Services for WDC, gave a talk with questions and answers over 45 minutes. He said that money received under Section 106 in respect of developments, prior to the introduction of CIL, was not of benefit to the Parish. The monies received were veered to other facilities within the District (within the discretion of the WDC planners at the time), in particular, the refurbishment of the leisure centre at Newbold Comyn. He said that in 2012 there was no CIL (it had not been invented) so WDC were using Section 106 money for the projects which would now be regarded as appropriate under CIL. Hence Section 106 money being used for the leisure centre and other projects which WDC considered were beneficial to the community of the District as a whole, in contrast to specific allocations to specific parishes.

He indicated that the pressure to allocate monies received under Section 106 for development in the District was in the discretion of the WDC planners but under CIL he envisaged that WDC would be more specific on allocations to parish councils.

The liability of a developer to pay CIL arises when development is commenced. Liability has come into being since January 2018.

To assist applications for funding for parish councils, WDC had drawn up a list of specific areas which local councils might wish to consider; they do not have to follow the WDC list but can use it as a guide.

WDC have to set the rate for the amount of CIL by developers but have to bear in mind that setting too high a rate might threaten the viability of a development (e.g. developers will call off the work if it costs them too much).

If there is a Neighbourhood Plan in place for a locality then the parish council should receive 25% of the CIL money; if there is no Neighbourhood Plan, then the parish council will get 15%.

He said that between April and October 2019 this Parish Council should receive 15% in relation to existing development.

Money obtained from the development by Bovis of 150 houses at Offchurch Lane will be used to improve the A425 and the Fosse Way and to reconstruct the conservatory at Croft Medical Surgery. (Cllr Sabin made the point that if improvements to the A425 are underway then consideration should be given to an electrically controlled pedestrian crossing at the main bus stop in the Village.)

Cllr Sabin enquired as to the position on the Spring Lane development in the Village; he recalled that at the planning appeal the developers abandoned the Section 106 agreement and gave an unilateral undertaking instead; Mr Barber said the developers should be paying the appropriate sum under that undertaking to the Parish Council prior to taking up occupation of the site for development.

Cllr Sudbury pointed out that it would be more efficient if the Parish Council could be involved in the formulation of the initial "shopping list" of items that should be included before the contracts are signed for all future CIL or S106 agreements, examples were discussed and generally agreed that this was a good idea.

Cllr Sudbury pointed out that the following specific item that was detailed in the WDC spreadsheet in July 2018 was not in the January 2019 WDC spreadsheet.

Ward	Application number	Description of Development	Planning decision date	Development address	Description of contribution/ requirement	Paid/ Delivered
Radford Semele	W/05/0067	Erection of 7 dwellings and extension to school.	22/02/2007	Radford Semele C E Combined School, School Lane, Radford Semele, Leamington Spa, CV31 1TQ	To pay the proceeds from the sale of the land to the School Governors and to use these proceeds in the provision of capital works and facilities for the School.	Y

David Barber said that WDC will investigate and report back.

1. **Apologies for absence:** Cllr D E Chater (holidays)

2. **Declaration of interests:** None

3. **Approval of the Minutes of the Council meeting on 26th November 2018**

The Minutes were approved, proposed by Cllr Sudbury and seconded by Cllr Northey.

4. **Matters arising from the Minutes of the Council meeting on 26th November 2018**

- The Clerk explained that following the meeting he had had, in company with Cllr Sabin and Cllr Chater, with David Elliston of WCC, he had a private meeting with Cllr Sabin and Cllr Chater to review. The outcome was that Cllr Chater would prepare a sketch plan of proposed parking restrictions in Lewis Road and Cllr Hitchcox would prepare a sketch plan of School Lane likewise. The Clerk had tabled copies of these plans at the meeting.

There was considerable discussion about variance on the yellow lines to be applied; opinions differed. Cllr Marriott pointed out that imposition of parking restrictions can have the undesired effect of spreading parking arrangements outwards from the original core. Cllr Sabin reiterated the earlier point that there should be provision for drop kerbs at appropriate junctions.

It was agreed that Cllrs would consider the sketch plans, come to conclusions as necessary and provide feedback to the Clerk to finalise the application to WCC. **Action: All Cllrs**

It had previously been agreed that the draft letter prepared by the Clerk would be submitted to David Elliston first for his approval before being submitted to the Road Traffic section of WCC. **Action: Clerk**

2. The Clerk reported no news from A C Lloyds apart from their confirmation that the pump had been delivered to Cllr Marriott's premises. He confirmed that his working party were engaged in identifying the precise location for the pump. It was noted that A C Lloyd will pay for the installation.
3. Cllr Marriott confirmed that the matter of the rubbish bin is in hand.
4. There appeared to be no developments on the caravan – WCC Cllr Redford said he had raised it with the Police, and they were content with the caravan staying there. Cllr Marriott pointed out that, on the face of it, it was not an obstruction, but it was a potential bar to container trucks being able to park in the lay by overnight. It was AGREED to pick up the Clerk's suggestion that he write to the Police to clarify their viewpoint. **Action: Clerk**

5. Warwickshire County Council – update report

1. WCC Cllr Redford said that £5,000,000 had been allocated for repair of potholes around the county.
2. The Community Fund has been found to be underspent by approximately £6,000 so there is money available for community projects. He pointed out that the next Community Forum is on the 14th February 2019 at Eathorpe Hall and suggested that this Council should put in a claim for funding. Cllr Sabin suggested a fund for bus stop improvement. (? £9,000)
3. He suggested making a list that this Council wished to see in the Village and put in a claim under CIL.
4. He reported that the County proposed to up their allocation of funds for adult social care by 3%.
5. He said that £5,000,000 would be made available for the care of elderly citizens.
6. He said that, together with other Councillors, he had put his foot down on cuts in the Fire Service which had been threatened at 60%.

6. Warwick District Council – update report

1. WDC Cllr Doody said that WDC's proposal to sell off Riverside House and build their new headquarters at Covent Garden in Leamington has been put off for 6 months. One of the factors could be elections are coming in before then.
2. The application for development in The Valley has come back again and it is to be heard by the Planning Committee on the 30th January 2019. He has put in a note of rejection and proposes to attend and speak. It was noted that Cllr Sabin as Chairman of this Council will also speak at the meeting. It was AGREED that the Clerk would attend with him.
3. Cllr Doody said that he had called in the application for alterations to The White Lion and that was being dealt with accordingly by a meeting of the Planning Committee.
4. It was noted that, despite a heavy submission made by Cllr Sabin and the Clerk concerning land at the back of 9 Lythall Close, the application for planning consent had been granted. Cllr Doody said he had discussed the matter with the Planning Dept, and the enforcement section had advised him that they would keep an eye on physical activity at the site.

5. With reference to the planned imposition of parking restrictions, he said he had current concerns over the level of parking at the end of Lewis Road at the junction with Southam Road. It was AGREED that the Clerk would draw the attention of the Police to this – the heavy parking around the junction is now a regular feature. **Action: Clerk**

7. Financial Matters

1. The Clerk reported that the balance on the investment account at 26th January 2019 was £24,282.70 and the balance on the operating account was £22,509.01. The operating account had been enhanced by a grant from the Football Foundation of £332 (as previously expected) but there had been a high incidence of payments to be made since the last meeting following approvals at that meeting (13 items in all).
2. A number of payments were approved to be made at this meeting, proposed by Cllr Sudbury and seconded by Cllr Mrs Malin, in particular the Clerk's pay for the third quarter in the sum of £1,264.66 and tax of £128.60 on that pay. It was recorded that the Clerk, in conjunction with Cllrs Chater and Friar, had agreed with the Information Commissioner's Office for a new debit to be installed to correspond with the bureaucratic procedures required by ICO, notwithstanding a previous direct debit in their favour which had been in place for several years. The current fee under the debit is £35.
3. The cheques were duly were signed.
4. The Clerk confirmed that the Precept had been filed with WDC who had confirmed receipt; the budget figures making up the Precept are those discussed at the November 2018 meeting of this Council and were reflecting figures prepared by Cllrs Chater and Friar.

Cllr Friar spoke briefly to a paper prepared by himself and Cllr Chater allocating the amounts for the Clerk's pay and expenses for the year ended 31st March 2019; as calculated by them, the Clerk's gross salary for the year (taking into account revisions of the spinal column issued by NALC) will be £5,648 and the increase on the Clerk's calculated expenses for the year end will be £762.

8. Correspondence

1. The meeting dates for 2019-2020 were approved.
2. The Clerk reported that he had had considerable email correspondence with the Information Commissioners Office; this followed a rearrangement of the licensing and payment arrangements made by the ICO. Instead of using the old direct debit, which this Council had used for several years, the ICO had decided to put a new one in place and the bureaucracy that went with it was heavy but now resolved.
3. The Clerk reported that he had spent considerable time trying to reinstate the password for the Ordnance Survey mapping service online and he had sent the new password to Cllrs Friar and Follett. The heart of the matter was that the password issued by OS is liable to expire if no use is made of the site for a period of 6 months – this will need to be born in mind for next time.
4. Cllr Sabin said his attention had been drawn to the tidying up of the footpath adjacent to Hill Cottage on Southam Road. It appears that FoRGE had organised this without consultation with the Council. It was AGREED that they should urged to link up with the Parish Council so that this Council is aware of the projects that they are undertaking. The FoRGE is to be approached in an appropriate manner. **Action: Clerk**

5. Cllr Sabin said that he had written to Jeremy Wright MP to complain about potential cuts in the bus service. Due to administrative errors within the MP's London office, a reply was not received until after the changes had taken place. Stagecoach were not going to change their minds.

9. Current Planning Matters

1. W/15/1635 – 56 Southam Road
There has been no progress on 56 Southam Road and the Clerk will pursue the matter with WCC who are currently trying to identify the boundary from title deeds.
2. W/17/1294 – 4 St Nicholas Terrace
It was noted that there is to be no “Green Space” type payment for 4 St Nicholas Terrace; Mr Barber’s Dept had conceded that they had made an error in calculating potential sums to be paid – there are none.
3. W/18/1952 – Bovis Site (Still invalid and withdrawn)
The Bovis site continues to cause physical and building regulation problems for the developer; it appears that the north west corner is unduly water-logged although Cllr Marriott challenged that.
4. W/18/1984 – White Lion, Southam Road (No decision)
As indicated, The White Lion application is to be heard but appears that it will be granted. Cllr Mrs Malin will make enquiries about this.
5. W/18/1996 – Land at The Valley (No decision)
The issues around the land at The Valley are mentioned above.
6. W/18/2027 – 57 Lewis Road (Granted 5/12/18)
7. W/18/2124 – 8A School Lane (No decision)
No decision has been made as yet.
8. W/18/2206 – Cotswold, Offchurch Lane (Granted 21/1/19)
9. W/18/2262 – Land at the rear of 9 Lythall Close (Granted 24/1/19)
10. W/18/2297 – 40 The Gardens (Granted 28/1/19)

10. Update on Neighbourhood Plan

There have been consultations with Kirkwells to finalise the presentation which will be put out for consultation on the website. Part of the work, including Kirkwells fees, is grant funded.

11. Review of Playing Field

1. The play equipment is generally in good order; it was AGREED to take up the outstanding matter of the alleged skateboard repairs when Cllr Chater has returned.
2. Cllr Marriott drew attention to the lack of seating in the shelter which is in the centre of the Playing Field and suggested it would be useful to provide seating of a cheap plank variety; it was AGREED that he would investigate the cost. **Action: Cllr Marriott**

3. The Clerk had received an unsolicited circular from a business called Sunshine Gym. They are proponents of outdoor PE facilities for adults. Cllr Follett said he would look into this and took possession of this circular as it could be a possibility in connection with his proposals for developing adult PE facilities in the Playing Field. Possibly grant funding could be obtained to cover the cost.
Action: Cllr Follett

12. Update on Scout Hut project

There was nothing to report.

13. Update report on Sports and Social Club Matters

Cllr A Malin had nothing to report.

14. Update report from Community Hall Committee

Cllr Chater had organised a successful film show evening recently when the Hall was half full of audience. The Clerk had attended the showing and the film picked was well chosen to start off such a programme. The Clerk said that Cllr Chater was considering a number of titles for the next film show and would report back on that.
Action: Cllr Chater

15. Update on School Matters

There was nothing to report.

16. Any Other Business

1. Graham Fulford Trust – The Clerk had received an approach from Mr Fulford for having another walk-in PSA testing session in May; the Council unanimously approved it and the suggested date of 4th May did not seem good and the Clerk is to discuss with Mr Fulford a suitable date. Cllr Hitchcox will arrange the logistics with Mr Fulford's staff in due course.

Action: Cllr Hitchcox & Clerk

2. Cllr Friar is looking into aspects of improving the website in conjunction with Cllr Chater. It is early days yet.
- 3 & 4. These two matters are to be reviewed by the Playing Field Committee.
5. Car park extension – logistics to be reviewed by Cllr Chater and the Community Hall Committee in due course.

17. Date of next meeting: 25th February 2018

The Chairman closed the meeting at 9.39pm

Signed.....

Date.....

Chairman of the Parish Council

Counter signed.....

Date.....

Clerk to the Parish Council