

GRENDON PARISH COUNCIL

Minutes of the Parish Council Meeting
held on Tuesday, 10th May 2022 at 7.33pm
in Grendon Community Centre

Present: D B Cox
M White
A Hands
H Horton
C Rich-Bate
M Hammersley

Also Present: B Davy
R Young – Clerk to the Council

1) APOLOGIES

Apologies for absence were received from A Wright.

2) ELECTION OF CHAIRMAN

It was proposed by M White and seconded by A Hands that D B Cox be appointed Chairman of the Parish Council for the coming year.

Resolved: That D B Cox be appointed Chairman of the Parish Council for the coming year.

3) ELECTION OF VICE-CHAIRMAN

It was proposed by H Horton and seconded by C Rich-Bate that M White be appointed Vice-Chairman of the Parish Council for the coming year.

Resolved: That M White be appointed Vice-Chairman of the Parish Council for the coming year.

4) PUBLIC PARTICIPATION

Lee Mullis, Manager of Grendon Cooperative Store, reviewed the following matters with Councillors:-

- Introduction of No Right Turn out of Store Car Park. Need agreement of several parties, including owners of Store Building.
- HGV's parking in Bus Stop pull in.
- Wish to be part of the Grendon Community and Store to operate as a Community Store.
- Cooperative Store wish to help Community Groups if possible.
- D B Cox thanked L Mullis for attending the Parish Council Meeting.

D Cox
Chairman

5) **DECLARATION OF INTEREST**

D Cox, A Hands and C Rich-Bate declared an interest in all matters relating to Grendon Community Centre.

6) **MINUTES**

It was proposed (C Rich-Bate), seconded (M White) and agreed that the Minutes of the Meeting of the Parish Council held on the 12th April 2022 be approved as a true and correct record.

Resolved: That the Minutes of the Parish Council Meeting held on the 12th April 2022 be approved as a true and correct record.

7) **MATTERS ARISING**

a) **WCC - Signage**

➤ D B Cox and C Rich-Bate to progress this matter.

b) **Housing**

➤ C Rich-Bate commented work Thompsons Meadow had not started.

c) **Hodgetts Estates**

➤ Lucy Macdonald (NWBC) had confirmed she had attended a meeting with Jane Hodgetts and identified breaches and will inform the Parish Council when she had corresponded with Hodgetts Estates.

d) **Play Area at the Bottom of Boot Hill**

➤ No matters reported due to contact at WCC being absent due to sickness.

e) **Bus Shelter by Green Lane**

➤ Reply from M Newham (WCC Highways) not accurate.

➤ The Clerk to contact Steve Maxey again at NWBC as there is an opinion the Wooden Bus Shelter was installed by NWBC.

➤ The Clerk to contact Fiona McKenzie at National Highways again requesting a reply to email already sent.

g) **Pull-in Adjacent to Co-operative Store**

➤ The Clerk to enquire with Steve Maxey (NWBC) as to whether he had received a reply from National Highways.

h) **Grit Bins**

➤ This item was ongoing.

D Cox
Chairman

8) **PLANNING**

a) **Planning Applications Received**

- i) PAP/2022/0204
Land South of Dairy House Farm, Spon Lane, Grendon
Variation of Condition No. 10 of planning permission PAP/2017/0156 relating to landscaping in respect of outline application for erection of residential dwellings with associated access.
- ii) PAP/2022/0188
7 Willows Lane, Grendon
Erection of Dormer Bungalow, integral garage and parking.

Objections as follows:-

The following reasons are stated for the objection of this development:-

- 1) It is noted on the application form, under the section for 'Trees & Hedges' that the following answers have been given;
 - Are there trees or hedges on the proposed development site? Answered 'No'. However, as you will see on the attached photograph, there are a number of existing trees which have been on this land for some years and therefore, the second part of this questioning is applicable, local landscape character. Whether these trees are to be removed or not as part of this application, is it vital that a full tree survey is carried out prior to the approval of any application on this land alongside the review of any implication of wildlife within the site?
- 2) It is also noted on the application form, under section of 'Assessment of Flood Risk', that question 1 with regards to the area being at risk of flooding, the question is answered 'No'. However, as you and many of your colleagues will already be aware, Grendon suffers from flooding on a regular basis and Phase 1 of Penmire Rise development in particular, has been subjected to continued flooding issues due to the failures during the development process. Therefore, I ask that a full flood risk assessment is carried out to ensure neighbouring properties, particularly on the 'Phase 1' development, do not have current flooding issues increased by these works. As part of this application, it is indicated that planning application PAP/2020/0116 will form part of these works, this will include infilling on a pond which is a natural drainage for water, therefore, it is important a full flood risk assessment is carried out prior to any works commencing.
- 3) The submitted 'site layout, plans & elevations' document states planning application PAP/2020/0116 (Outline of pond to be removed) as part of this development process. Condition 3 of the approval of planning application PAP/2020/0116 clearly states:- 'For the avoidance of doubt, the use of the land formed as a consequence of this permission shall be as garden land and for no other purposes whatsoever'. Therefore,

should this application be approved and building works carried out on this land, it would be in direct violation of condition 3 of planning application PAP/2020/0116 and, therefore, a further planning application should be submitted to vary this condition in line with planning regulations.

- 4) Also, as part of the 'site layout, plans & elevations' references document planning application PAP/2015/0691, it states that the entrance to 'Willows Lane' will be surfaced with tarmac for the distance of 10 metres, as per condition 3 from the original planning application – 'No dwelling shall be occupied until the existing access to the site for vehicles has been surfaced with a bound material for a distance of 10.0 metres in to Willows Lane, as measured from the near edge of the existing bound surface, in accordance with details to be approved in writing by the Local Planning Authority in consultation with the Highways Authority. The vehicular access to the site shall not be constructed in such a manner as to reduce the effective capacity of any highway drain or permit surface water to run off the site onto the public highway'. This has been put forward in each and every planning application for this over-developed site, however, at no point in the last seven years has this area ever had a suitable road surface. The current surface consists of 'loose gravel stone', which I would not consider to be a 'bound material', this causes issues for both pedestrians and road users of Spon Lane with gravel continually out all over the footpath and road every time a car leaves Willows Lane.

Given the proximity to neighbouring properties and the limited access to the site, it is important that the Planning Authority give consideration to restricting access times, delivery times and hours of building works on this site to minimise disruption to neighbouring properties and for safety on their highway.

9) **CORRESPONDENCE AND ANNOUNCEMENTS**

- NWBC – Community and Environment Board – 16th May 2022.
- NWBC – Special Sub-Group – 10th May 2022.
- NWBC – Annual Meeting of the Council – 4th May 2022.
- WCC – Closure Footbridge on Public Footpath AE32 – 28th April 2022 for 21 days.
- Information Commissioner – Confirmation of payment.
- WCC Environment Services – No Grendon Flood Action Group – Keep in contact for future.

10) **ANY OTHER BUSINESS**

- C Rich-Bate confirmed the Jubilee Celebration Mugs will be available on the 13th May 2022.

11) **FINANCE**

a) **Cheque Payments**

It was proposed, seconded and agreed to issue the following cheques:-

Date	Details	£
10/05/22	The Printing Shed	1,380.00
10/05/22	HMRC (PAYE)	166.00
10/05/22	Parish Clerk	249.00
10/05/22	M G Healey	100.00
	Total:	1,895.00

Resolved: To issue the above cheques.

b) **Annual Return 2021/2022 Form 2**

The Parish Clerk gave details of Receipts and Payments for the year ended 31st March 2022 plus the Bank Balance at the year end.

It was proposed, seconded and agreed the Chairman and Parish Clerk should sign the Certificate of Exemption, Annual Governance Statement and Accounting Statement.

Resolved: That the Chairman and Parish Clerk should sign the Annual Return for 2021/2022.

12) **EXCLUSION OF PRESS AND PUBLIC**

The Chairman requested any Press or Public to leave the Meeting.

PRIVATE AND CONFIDENTIAL

a) **Abandoned Vehicle**

The Chairman, D B Cox, gave details of a vehicle which appears to have been abandoned and gave details of a letter drafted to be sent to Warwickshire Police and NWBC Environmental Health.

13) **DATE OF NEXT MEETING**

➤ Tuesday, 14th June 2022.

The meeting closed at 9.00pm.

**D B Cox
Chairman**

D Cox
Chairman