

PILLERTON PRIORS PARISH COUNCIL

**The 213th Meeting of the Pillerton Priors Parish Council was held on
Wednesday 23rd October 2024 at 7.30pm Pillerton Priors Village Hall.
All Parishioners were welcome to attend.**

Present: Cllr Ian Greenall (Chair)
Cllr Dave McWhirter (Vice Chair)
Cllr Jo Wilkinson (Treasurer)
Cllr Michael Nevill
Sue Greenall (Clerk)

Residents 7 Residents were present

Number	Item
1	Chair's welcome – Ian Greenall welcomed everyone to the meeting.
2	Apologies were received from Cllr Izi Seccombe OBE (WCC), Cllr Malcolm Littlewood (SDC) and Cllr Dominic Sant.
3	Warwickshire County Council update There was no update.
4	Stratford-on-Avon District Council update There was no update.
5	Approval of the minutes of the 212th Parish Council Meeting The Minutes of the 212 th Parish Council Meeting held on 24 th July 2024 were approved and signed by Ian Greenall.
6	Matters Arising from the Minutes
6.1	22/02935/FUL Construction of anaerobic digestion facility, comprising silage clamps, digester tanks, lagoons, administrative buildings, landscaping and access on Land Adjacent to Hardwick Gorse, Tysoe Road, for Acorn Bioenergy Limited. As is customary the Planning Officer had advised the applicants that he was intending to refuse the application, so they withdrew it on 01/10/2024. The Officer would have explained his reasons for recommending refusal. By withdrawing their application, it makes it easier for the applicant to submit an amended application with measures to help overcome the Officer's concerns. It is also beneficial to the applicant that there is not a refusal notice on the site. The outcome of the similar applications in the Banbury district are not known at present. It was suggested that a Freedom of Information request could be made to Stratford District Council to request the Officer's report that led him to plan to refuse the application.
7	Treasurer's Report Jo Wilkinson had supplied written notes regarding quarter two of 2024-25 to 21/10/24. The accounts showed we have received our second half precept of £2,160.00. During the quarter five payments had been made totalling £828.26. The opening balance on 24/07/2024 was £21,624.47 and the closing balance on 22/10/2024 is £22,956.21.

8	Section 106 / CIL Funds The PC received £16,224.28 in Section 106 money for the Findons Field development. This was earmarked for two projects, the provision of speed reduction and road safety initiatives (£10,500.00) and secondly play equipment and community enhancement (£5724.28). The PC have obtained permission from SDC and Deeley Homes to have the remaining s106 money allocated to a generic header of "Improve, enhance, upgrade or extend the village hall". This heading will cover work and improvements at the hall along with equipment for the grounds. The SDC legal team have also confirmed their interpretation of the timescales. They state "In terms of the repayment deadline, it is 7 years from the date of receipt of the monies from the developer. The money has to be expended or committed. If we have committed to hand over the money to the Parish Council for their specified projects, I am content that the money has been "spent". This means there is now no time limit on when the remaining money has to be spent. Jo presented a paper explaining the various payments and proposed projects to be funded from the remaining Section 106 and the £6,949.75 of CIL money. The Village Hall Committee had requested that the Pickleball equipment should be purchased from the s106 funds. The first stage of the flood alleviation works in the hall grounds are expected to start in November. The current proposals will cost around £6,653.70 which would leave a balance of around £6,653.70. The letter to all properties requested ideas for what equipment or activities residents would like at the hall. There had been very few responses so far but these have suggested swings and an outdoor table tennis table. The hall committee would need to decide if these options were viable and any costs involving insurance and maintenance charges. Other responses are welcomed as these are projects that would be better in the spring time as the ground is so wet at present. It was noted that the speed gates and planters had been purchased from the s106 money. However the Community Speed Watch group had not reformed since Covid. The group had previously borrowed a speed gun purchased by Ettington PC. Ian would ask if their gun was still available or alternatively he would request to borrow one from Shipston Police. As some of our trained volunteers had left the village we would be looking for additional volunteers. One attendee agreed to join the team. Ian will report back to the January meeting.
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Village Hall Report

Dominic Sant, Chair of the Village Hall Management Committee was an apology for this meeting but sent the written report below. Ian summarised the main points.

The village hall picnic on the 6th July was poorly attended due to the weather, but those who attended had a very enjoyable afternoon chatting with neighbours. Thanks to Hazel Jones for organising the raffle and Helen Baker for all the help with teas and those donated prizes. £78 was raised on the day

Last month's pop-up Pub was a great success with at least 35 people attending. The Next pop-up pub is booked for Friday, 6 December. Due to the previous attendance, it will be in the large hall. Eric Kingdom and Hazel Jones will bring Christmas decorations. Lorna McMasters will organise the raffle and will be looking for donations.

On Sunday, 6 October, 11 villagers from Priors and Hersey helped with the village Hall clean-up. It is incredible how much we could do with a few hands in a couple of hours. Thank you to all who helped. We plan to do another clean-up in the early Spring.

The next event we have on at the hall is Bingo on Sunday, November 10, from 2 p.m. We tried Bingo earlier in the year, and it was a great success. It is a cash event, and teas and coffees will be available. We would be very grateful if any star bakers would like to bake a cake for the event. If you can, please email bookings@pillertonpriorsvillagehall.org.uk so we can work out the numbers. We look forward to seeing you there, and all monies raised will go towards the upkeep of the village hall.

The VH committee has agreed to proceed with Chris Kersley's quote for the initial flood prevention work—the cost is £2335. The work starts at the beginning of November, and the PPPC has agreed to pay through CIL Monies

In Q2 2024, Hall had 33 private bookings and 37 for the three months to 30 September. Total revenues for this quarter are £3,463 (H1 2023/24: £1,690), which equates to £133/week. The hall is getting busier, and the website is helping attract potential hirers.

The good news is that the Hall is back in profit with the increase in fundraising—it is vital that this continues, and any additional help will be welcome.

The floor repair claim has been completed, and all monies have been received from the Insurer. They paid for the dry cleaning of the curtains and the replacement of the damaged ceiling panels.

The small hall's roof repair has also been completed. Opus Construction has provided us with a 10-year insurance-backed guarantee supplemented by a non-insurance-backed 25-year guarantee to cover workmanship.

The Charity Commission Return was submitted on 16/09/24.

Finally, thanks to the villagers who donated or set up monthly standing orders to support the Village Hall following the letter drop.

	It is very straightforward. If you wish to donate, please let the Village Hall committee know by emailing bookings@pillertonpriorsvillagehall.org.uk. We can send you the VH bank account details. The hall is an asset for everyone in the village, and we have a collective responsibility to help secure its future. As well as donating, you can help by <u>Attend a village hall meeting:</u> support the current committee or consider joining yourself, offer your expertise to support them practically or administratively on just one aspect of the current activities, or help with fundraising. <u>Regular/ ad-hoc bookings:</u> Do you know an activity or class that is looking for a regular hall space? Please encourage them to book here. More regular bookings will help with running costs. Ad-hoc bookings are also encouraged. The hall is there to be booked and used. https://www.pillertonpriorsvillagehall.org.uk/venue-hire/how-to-book and email bookings@pillertonpriorsvillagehall.org.uk Lastly, many thanks to the members of the Village Hall committee who volunteer their time to help run the Village Hall for us all. It was noted that the money received in the electricity meters did not cover the cost of the electric being used. Therefore one project would be to look at replacing the solar panels and even install a battery system to harvest the power to use when the hall is occupied. It was mentioned that the hall would benefit from signage as people are struggling to find the hall.
10	Parish Plan / Housing Needs As part of our Parish Plan and its Action Plan it had been noted that our 2018 Housing Needs Survey required updating. This project was administered by the Warwickshire Rural Community Council (WRCC). A questionnaire was delivered to every household in the Parish and there was an option to return the paper copy or to complete the survey online. The deadline for submissions was 30/09/2024. It has been recommended that we should undertake a new Housing Needs Survey as our previous one was in February 2018. This would be run by the Warwickshire Rural Community Council (WRCC). The questionnaire was delivered to every house with a deadline for completion of 30/09/2024. We are due to receive the final report shortly but the headline information received from WRCC states that the majority of respondents seem to be generally supportive of the idea of affordable homes for local people, located within the village. It also appears that the vast majority are happy with their current home, with five respondents seeking an alternative home including owner-occupied bungalows. Dave McWhirter informed the meeting that the adopted Parish Plan had an action plan that highlighted areas we would like to improve although some of them are outside the remit of the Parish Council.

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	Some of the proposals have been met such as better communications between the PC and residents. Besides the meetings where all residents are welcome to attend the Clerk sends regular emails to all those who have requested to join the mailing list. There are also Facebook and WhatsApp groups with frequent updates. Another of our actions was to improve mobile phone coverage. Although out of the PC's remit a new mast has been installed at Church Farm The Government is currently updating the National Planning Policy Framework (NPPF) which oversees how local councils respond to planning applications. Stratford District Council and Warwick District Council are working on their joint plan. We will need to refresh our Parish Plan to keep up to date with any updated regulations. Our Parish Plan is the document that the PC use to respond to local planning applications. Part of Planning Policy is a figure regarded as the 5 year housing supply that the District Council is supposed to maintain. Stratford currently has a 14 year supply so hopefully the district is not too vulnerable to over development. It was anticipated the district might have to take overflow housing need from Birmingham and Coventry but this might not happen at the level that was previously anticipated. Redditch and Bromsgrove are both short of their 5 year supply numbers. It was mentioned that development should allow more self builds to give a range of house sizes and styles. Six self-build have just been completed off the Old Warwick Road in Ettington.
11	Planning Application update on live application at the last meeting
11.1	24/00746/OUT Outline application with all matters reserved except for access, for the erection of two self-build/custom build dwellings, formation of vehicular accesses from A422 Banbury Road, and all associated works on land At Cadbold Farmhouse for Mr and Mrs Weaver. Outline permission permitted 02/09/2024
	24/01174/FUL Construction of one residential self-build dwelling with associated works at Nolands Farm for Mr Cocker. Permission with conditions granted 30/07/2024
12	Planning Applications received since the last meeting
12.1	24/01852/FUL and 24/01853/LBC Proposed reinstatement of a derelict outbuilding at Windmill Hill Farm for Mr and Mrs Lanoe. Comments were by 09/09/2024. Permission with conditions granted 18/09/2024
12.2	24/02077/FUL Proposed demolition of existing residential and ancillary buildings and the erection of a new single storey 3 bedroom dwelling at Nolands Farm for Mr Connolly. Comments by 03/10/2024. Mr Connolly informed the meeting that the site already had permission for alterations to current buildings but he had chosen to demolish and build on the same footprint using modern building methods and materials.
12.3	24/02251/AMD Amendment to conditions 8 and 10 of planning permission 24/00746/OUT (date of decision 2/9/2024), to correct drawing numbers at Cadbold Farmhouse for Mr and Mrs Weaver. Approval of non-material amendment granted 17/09/2024

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12.4	24/02253/LDE We have erected wooden play equipment in our garden, it consists of a slide, some swings, a sandpit, and a platform with a play house on top. It is for use by our children. We also wish to put up a roughly 8-9ft by 10-11ft greenhouse in our garden. It is for use as a hobby, not commercial growing. Neither the play equipment or the greenhouse is/would be visible from outside of our property, it would be hidden by our house from the front (apart from a small gap to our neighbours property), high hedges on both sides of the garden and our own field behind the property as well as large oak trees at the end of the garden. I don't believe either of these would normally require planning permission, but our house is curtilage listed due to its proximity to Stamford Hall Farm. At The Granary, Stamford Hall Farm for Mrs Kerry Hughes. Comments by 23/10/2024.
12.5	24/02441/FUL and 24/02442/LBC Single Storey Oak Framed Extension to Side at Stamford Pastures for Mr Stackhouse. Comments by 01/11/2024.
13	Responsible Dog Ownership There have been various reports of owners not clearing up after their dogs, or alternatively picking it up and then leaving the bag. The clerk had contacted Stratford DC to obtain the cost of installing a bin which is currently £399.99 + VAT per bin. The annual cost of emptying the bin, on a weekly basis, is £164.52+VAT. This annual cost is subject to an inflationary uplift (each year). It should be noted that if the bin is used for items other than dog waste it would be classed as contaminated and not emptied As the issue is across the village we would probably need 3 bins. Even if we installed the bins there is no guarantee that they would get used, so all we can do is encourage people to pick up and dispose of in their black refuse bins.
14	Open Forum
14.1	Charity Christmas Tractor Run. On 30/11/2024 a number of illuminated tractors will be passing through Pillerton towards Oxhill. They will be raising funds for CLAPA (Cleft Lip & Palate Association) and Prostate Cancer.
14.2	Gates at Dickensbury Farm. It was reported that large concrete blocks and a gate had been installed at the entrance to Dickensbury Farm. This has narrowed the entrance which was one of the concerns on a recent planning application. The Clerk would get advice from the authorities if this raises any concerns with them.
14.3	Showpersons site. A question was asked who holds the land registry title to the land since the planning application had been refused.
14.4	Delivery Drivers. A number of drivers had struggled to find the correct address to deliver to. It was suggested that a map in the noticeboard might be useful but even then the drivers would have to stop and look up the address. Because of the size of the board and the other information displayed on the board, the map would be very small so possibly of little use. One way of improving delivery success is to download the various delivery company apps and update your address details on each site to include what3words and photos of your property.
15	Date and Time of Next Meeting The 214th Parish Council Meeting will be held on 15th January 2025, commencing 7.30pm in the village hall. The date will be advertised on the Facebook groups, PC email distribution list and the village noticeboard.
16	The Meeting was closed at 8.45pm and Ian Greenall wished everyone a merry Christmas and thanked them for their attendance.

Chair: Ian Greenall

Minutes: Sue Greenall

Date Signed: