

**Minutes of Ordinary Meeting of Avon Dassett Parish Council
Monday 7th October 2019, at The Reading Room.**

- 1) APOLOGIES: None.
- 2) PRESENT: Trevor Gill, Liz Hirst, Darrell Muffitt, Phil Baxter, Mike Blakeman, County Councillor Chris Williams, District Councillor John Feilding (left at 8pm to attend another meeting), 5 members of the public
- 3) DECLARATIONS OF INTEREST: None.
- 4) CONFIRM MINUTES: Confirm the minutes of the meeting held on 2nd September 2019. Proposed: Darrell Muffitt, seconded: Mike Blakeman, unanimously agreed.
- 5) MATTERS ARISING:
 - Trevor Gill asked Phil to address the speaker wire, which is still present, following the Soap Box Derby. **ACTION: Phil Baxter to attend to the removal of the speaker wire**
 - Bitham Hall and The Coach House now have Superfast Broadband. There is a small issue regarding one property and this is actively being addressed. **ACTION: Trevor Gill to progress with the broadband project.** 20 Broadband surveys have been received and they show that with the exception of Avon Carrow and a small number of properties that are connected direct to the Farnborough exchange the majority of the rest of the village now have the improved facility. Avon Carrow is in Contract 3 which was due to start about 6 weeks ago. **ACTION: Trevor Gill to liaise with the broadband project re the current status.**
 - Following authorisation from Stratford on Avon District Council Planning Department correspondence regarding planning application ref 19/01235 Land to The South West of Bitham Hall has been provided to the requestor.

6) QUESTIONS FROM THE PUBLIC:

A resident expressed concern about the increase in local crime and the lack of police presence. They asked who is looking after the community. Trevor Gill confirmed that he had attended a local police forum on the subject of Rural Crime. Please also see minute 7(b) on this subject.

7) COMMUNITY:

- a) Burial Ground and Cemetery Car Park: Trevor Gill confirmed that the landowner has given permission for the Parish Council to install a new fence and gate.
- b) Community Policing / Neighbourhood Watch – Trevor Gill commented that the recent Rural Crime Forum was an interesting evening. On 7 October 2019 Warwickshire Police launched a Rural Crime Team which is dedicated to reducing rural crime across the county. Please use the following link to the appropriate webpage on the Warwickshire Police website for further details:

<https://www.warwickshire.police.uk/news/warwickshire/news/2019/october/warwickshire-police-launch-rural-crime-team/>

One of the items that came up was the communications from the Police which relies upon social media. Trevor Gill spoke at the forum and commented that communications need to come by email and to the Clerk. Trevor Gill will take this up with the Police Commissioner. **ACTION: Trevor Gill to send an email to the Police Commissioner on this subject.** Chris Williams spoke about the historic process whereby the Police would attend Parish Council meetings for a short time to share information and receive concerns from the Parish Council and local residents. The Parish Council were keen that this should resume. **ACTION: Trevor Gill to write inviting a local police officer to attend the December meeting**

Chris Williams spoke about the fear of crime versus the level of crime. The Police believe that they have arrested everyone involved in the robbery of the ATM in Fenny Compton.

Darrell Muffitt reminded the meeting that the Property Marking Initiative with Bob Church is still to be progressed. **ACTION: Darrell Muffitt to progress**

- c) Superfast Broadband: See Matters Arising
- d) Playground: A quote will be sought to remove and replace the gatepost as it is rotten. **ACTION: Trevor Gill to obtain a quote.**
- e) The Post Office: Nothing to report.
- f) The Village War Memorial: Liz Hirst confirmed that this is in hand.
- g) The Reading Room: Councillors thanked Trevor Gill for painting the inside of the Reading Room. Trevor Gill will continue this work over the next 2/3 weeks to finish the painting of the main room.

As the Reading Room is now being used on a more regular basis there is the need to consider the replacement of the existing toilet and kitchen. Trevor Gill agreed to prepare a document for discussion covering this work prior to obtaining quotes for the work. **ACTION: Trevor Gill to prepare and circulate a paper of proposed work**

- h) Roads Traffic & Drains – The contractor who undertakes the mowing in the village has recommended an additional cut in October. The cost can be accommodated within the budget and it was agreed that the additional cut should be undertaken. Proposed: Liz Hirst, Seconded: Phil Baxter. **ACTION: Clerk to confirm additional cut with contractor.** Phil Baxter has reported the streetlight for repair. **ACTION: Phil Baxter to follow up**

Mike Blakeman reported that the turn into Park Close has deteriorated further and needs to be reported, examined and repaired. **ACTION: Phil Baxter to progress repairs to entrance to Park Close.**

- i) St John's Church – Gate: Trevor Gill has written to Stratford on Avon District Council to ascertain the present position. They have not started work on the gate and have not found an appropriate contractor. It was decided to leave the matter with them for a little longer.
- j) VE Celebrations 2020: Darrell Muffitt and Liz Hirst confirmed that the Bank holiday has been moved to the Friday. National events are planned. There is an expectation that the community will organise a party which Liz Hirst will lead. Please see Appendix A for details of the national celebrations.
- k) UBUS: Trevor Gill asked Phil about the email request from the Clerk to supply further information to the UBUS service, as per the September meeting. He confirmed that he had spoken to his contact regarding the maintenance of vehicles. After discussions, the PC decided to provide a grant for the service and promote its use to residents.
- l) Bonfire celebrations: Trevor Gill explained that a member of the public had suggested a bonfire event. It was concluded that it was too short notice to organise something for this year. Trevor Gill summarised that the PC could support such an event, if it were given enough time to consider it and pending information about insurance cover. He went on to say that it should be organised by a committee, separate from the Parish Council. Carry forward to January 2020.
- m) Carol Service – Christmas 2019: Trevor Gill confirmed that this is booked for the 15th December. There will be pre-service drinks. There is a meeting on the 21st October to finalise the details. The Bishop will be in attendance.

8) COMMUNICATION & ADMINISTRATION:

Role of the Parish Council re village events, utility work and road closures: Trevor Gill asked Phil Baxter about the letters to Thames Water and Severn Trent Water. There were some omissions on that letter which had been sent before comments were received from the Clerk and Chairman. Phil Baxter said that he had not yet received a response from the utility companies. Trevor Gill has established that it was sub-contractors to Thames Water who were in the village. The Clerk confirmed that the role of communicating the work of utility companies has

traditionally not been a function of the Parish Council. She went on to explain that the Parish Council does not receive information from utility companies to advise upon when their workers or subcontractors would be working on general maintenance in the area. In addition, the Clerk confirmed that the Parish Council does not have the resources to communicate to each resident in the village. The only way that could be achieved would be through a leaflet drop to all properties. The Clerk asked how the communications to every resident would be resourced and confirmed that this was raised in her feedback to the draft letter.

After discussion, it was agreed that if the Parish Council does receive these notices from the utility companies, they will be posted onto the Avon Dassett Community website and Facebook page. While acknowledging that the utility companies may not respond positively and that the website does not reach all residents, it was felt that it will be an improvement on existing arrangements.

Chris Williams: The utility companies do not let Warwickshire County Council know about work they undertake in the county. They are independent. The County Council does inform Parish Council's about road closures and it was confirmed that those details are posted onto the Avon Dassett Community website and Facebook page and an appropriate mail chimp circular is sent.

9) COUNCIL REPORTS

- a) Warwickshire County Council: (Appendix B).
- b) Stratford on Avon District Council: (Appendix C).

10) CORRESPONDENCE:

Telephone Masts; Correspondence has been circulated regarding telephone masts in the area

Southam and Feldon Community Forum: Trevor Gill spoke about the Parish Council attending these meetings on a regular basis by councillors in order to maintain contact with the Police. He suggested that going forward there should be one councillor who attends these meetings. This aspect was carried forward to a future meeting.

Leaflets have been received about Dog Fouling & Pest Control and will be displayed.

11) PLANNING:

- a) Declarations of interests
- b) Planning Applications: 19/01235/FUL: Land South West of Bitham Hall - Amended plans. Declaration of interest: Phil Baxter.

Mike Blakeman confirmed that the amended plans had been reviewed and presented a report to the Parish Council prior to the Parish Council deliberating their response. Please see Appendix D

A member of the public commented that, in their opinion, the report was biased against the application and gave a distorted view of the facts.

The Clerk explained that each Councillor takes responsibility for specific areas of the Parish Council's responsibility and, therefore, it is expected that at Parish Council meetings they would share information/views. The Parish Council then deliberates and agrees its response which may or may not follow the conclusions of that Councillor. The Clerk stressed that Councillor Blakeman was simply following a normal procedure in dealing with Planning Applications.

Darrell Muffitt: Thanked Mike Blakeman for his report and the clarity of his comments, for the Parish Council to consider. Darrell Muffitt acknowledged that Mike Blakeman had highlighted the responsibilities of the Highways and Ecology Departments, as statutory consultees, in considering and responding to this application and said that the Parish Council will defer to their professional opinions, in relation to the access and the treatment of the hedge. Darrell Muffitt asked his fellow Councillors whether the factors which had led to the original Objection comment were still present. It was unanimously agreed that they were, primarily due to concerns of the Parish Council and residents (who have expressed their views within recent Parish

Council meetings) about safety relating to access onto the road and it's impact on pedestrians, cyclists and motorists

Liz Hirst: Considers that the proposed access to the land is extremely dangerous and asked why the access to the field is needed.

Agent's response: Since the previous agreement to access the field via the private driveway into Bitham Hall was rescinded, there is a need for a new access to be created. The existing access is only 3 metres wide.

Applicant: Stated that there is no existing access to the field and that the perceived right of way is in fact for private use, so there is no access to the field.

The Chairman outlined that the Parish Council could continue to object or lodge a no representation and leave it to Stratford on Avon District Council and Warwickshire Highways to deliberate on the Application. It was agreed to file an Objection to the amended application.

Darrell Muffitt: Registered his surprise that Cllr. Fielding had left the meeting early and before he had declared an interest in the Application. He referred to previous discussions with Cllr Feilding who had said that he would be declaring an interest due to his family connections to the vendor of the land and their ongoing pecuniary interest in any development of the land.

19/02620/FUL:	Top Lodge: (Declaration of Interest: Phil Baxter). No Objection.
19/02683/TREE:	The Old New House: No Representation
19/01938/FUL:	3 Hill View: Application withdrawn. Mike Blakeman and Trevor Gill reported that they had been to a site meeting which was held on Sunday 6 th October.

- c) Planning Decisions: 19/02208/TREE: St Joseph's Church: No Representation
19/02223/TREE: 15 Avon Carrow: No Representation
- d) Housing Needs Survey: The Housing Needs Survey has been finalised and printed for distribution. It was agreed that the Parish Council would hand deliver hard copies of the HNS by the end of this week (11th October). Derrell Muffitt agreed to co-ordinate the deliveries.

An email will be sent, via Mailchimp, to alert people to the surveys.

12) FINANCE:

Please see Appendix E for the Financial Statement

Audit – the external audit has now been completed with no adverse comments.

Electricity Contract has progressed: The Parish Council has signed the contract and is awaiting confirmation.

The Clerk confirmed that the second part of the precept has been paid into the Parish Council's account.

Thomas Fox Invoice 27524	£373.20
Thomas Fox Invoice 27896	£373.20
Administration expenses	£ 24.20
David Hirst (War Memorial)	£150.00
PKF Littlejohn LLP Invoice SB20191974	£240.00
UBUS Donation	£250.00
T. Gill – Paint for RR	£ 50.00
1 & 1 Ionos Invoice 2 September	£ 5.99
Replacement post in play area	£200.00
WALC training	£ 35.00
Thomas Fox additional grass cut	£186.60

Proposed: Trevor Gill, seconded: Liz Hirst.

13) MEMBER REPORTS:

Mike Blakeman confirmed that all the comments he has made on planning have been in line with the planning authority's agreed policies and guidelines and he was certainly not biased against this or any other application. If any member of the public believes that they have grounds for complaint about unfair treatment then there are clear processes in place, which they can utilise.

Trevor Gill confirmed that a draft budget will be circulated for comments with a view to discussing and agreeing at the November meeting. Comments are sought from Councillors by the 31st October. **ACTION: Trevor Gill to circulate a draft budget for comment.**

Darrell Muffitt confirmed that welcome packs have gone out to new residents.

REMEMBRANCE SUNDAY: The Service will be led by Revd Nicki Chapman at the War Memorial at 13.00 on Sunday 10 November.

14) DATE OF MEETINGS: 11th November, 9th December.

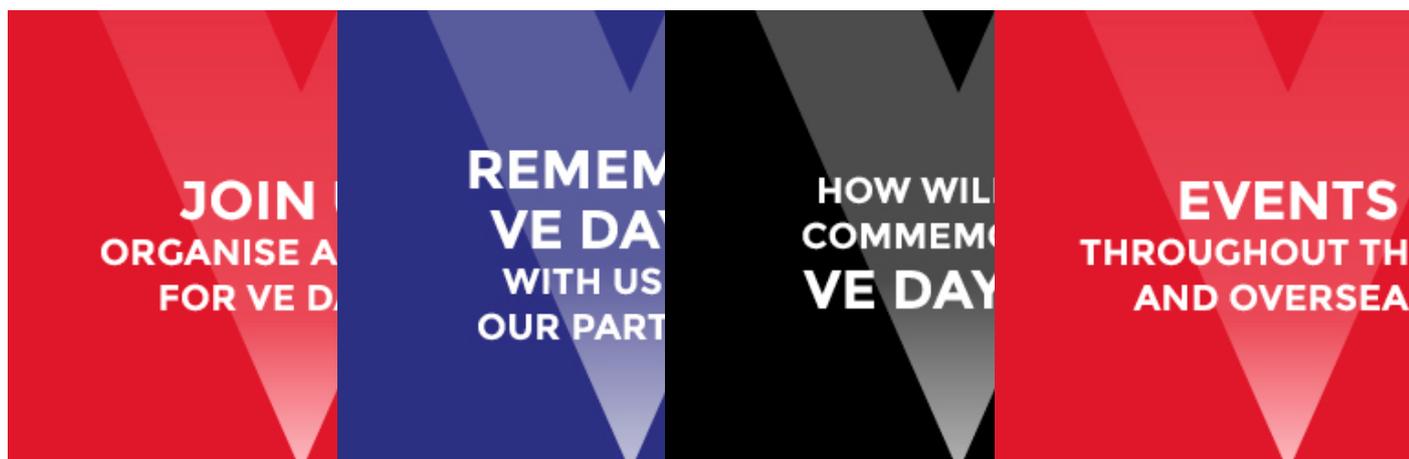
Proposed meeting dates for 2020:

13th January, 3rd February, 2nd March, 6th April, 4th May, 1st June, 6th July, 3rd August, 7th September, 5th October, 2nd November, 7th December.

The meeting closed at 8.50pm.



Supporting Ads



PROGRAMME

You and your organisation can take part in one or more of the following VE Day 75 events by clicking the [register](#) link at the top of the page and entering your details. You will receive an automated acknowledgement by email and your entry will be added to the listing on the appropriate page of the website.

The email you provide will be used to update you on the VE Day events only and will not be shared with third party organisations.

Here is the programme for VE Day 75.

Friday 8th May 2020 (Bank Holiday)

[2.55pm – The Last Post is played at the Four Peaks five other locations of the United Kingdom](#)

Individual members of the Air Training Corps, Army Cadets, Sea Cadets and the Combined Cadet Force will play the Last Post at the top of the four highest peaks in the UK, a feat never undertaken

before. We were keen to see young people playing a leading role in the VE Day celebrations and were delighted when these organisations agreed to take part.

The Last Post will also be played at five of the most widespread locations of the UK – Land's End, Cornwall; Lowestoft, Suffolk; St David's, Pembrokeshire, Wales; the Scottish island of Unst, and Enniskillen Castle, County Fermanagh, Northern Ireland, and the Tan Hill Inn, Richmond, North Yorkshire.

3.00pm – The Playing of Battle's O'er and and VE 75 Years

Thousands of pipers around the world will play Battle's O'er, a traditional air performed on the bagpipes at the end of a battle, and the specially composed tune VE 75 Years. It was at 3pm on 8th May 1945 that British Prime Minister Winston Churchill announced that the war was over. You can take part by clicking on the [register](#) link at the top of the page and entering your details.

Individual pipers will play this haunting air at the top of the four highest peaks in the UK – Ben Nevis, Scotland; Scafell Pike, England; Mount Snowdon, Wales, and Slieve Donard, Northern Ireland.

At the same time, thousands of other pipers will perform it at locations throughout the United Kingdom, Channel Islands, the Isle of Man and in countries such as Australia, Canada, the USA, Germany, South Africa, Belgium, Holland, France, Spain and Denmark. The tune will be played outside churches and cathedrals, in market squares and on high streets, in valleys, on town and village greens, in schools and colleges, in hospitals, on ships and in shops, hospitals, factories and offices. Pipers will briefly halt their working day to pay this tribute and to reflect.

Josef McCauley, Phoebe Cole and Sashka Ibramovna, three students from Great Yarmouth Charter Academy, Norfolk – the only academy in East Anglia to offer bagpipe lessons – will be among those taking part. With the support of head teacher Barry Smith, they are being taught to play the pipes by Lady Jane MacRae, a member of Clan Hay Pipe Band and a piper with the City of Norwich Pipe Band, and Tom Foster, of the Great Yarmouth Pipe Band. Clan Hay, with the support of their Pipe Major and Chief, the Earl of Erroll, was the first clan in the world to confirm its participation and will play in locations around the world. Clan Hay is the only clan in the world with its own pipe band.

3.00pm – The Nation's Toast to the Heroes of World War 2

To coincide with the playing of Battle's O'er, and in association with the British Beer and Pub Association and its members, thousands of pubs throughout the United Kingdom, Channel Islands and the Isle of Man will be asking their customers to raise a glass at 3pm and take part in The Nation's Toast to the Heroes of World War 2, a copy of which can be downloaded [here](#). It will be a chance for the customers of more than 20,000 UK pubs to remember the sacrifice of those who died or were wounded.

You can take part by clicking on the [register](#) link at the top of the page and entering your pub's details.

6.55pm (Local Time)– A Cry for Peace Around the World

Town criers and other people around the world will be undertaking a special international Cry for Peace Around the World in all manner of locations, starting off in New Zealand. You don't have to be a town crier to take part. A copy of the text can be downloaded [here](#) so that you can perform the cry at your workplace, school, community group, church. Indeed, anywhere you choose to make the message heard.

The many thousands of pubs throughout the United Kingdom will be encouraged to ring their pub bells and invite a member of their local community to undertake the Cry for Peace Around the World at this time too.

7.00pm – Ringing out for Peace

In association with the Central Council of Church Bell Ringers, bells in cathedrals, churches and other locations will ring out at 7pm in a collective celebration of peace. The sound of bells is deeply rooted in British culture, providing the soundtrack to historic moments – calling us to pray, to work, to arms, to celebrate and, in times of crisis, to come together.

Church bells will be rung throughout our nation and around the world in celebration of the peace and friendships we share today.

To take part click on the [register](#) link at the top of the page and enter your details.

7.00pm onwards – Parties and Celebration

In association with the National Association of Local Councils and One Voice Wales, town and parish councils and local communities are being encouraged to organise celebrations and parties in streets and neighbourhoods, on town and village greens, and in pubs, clubs and hotels.

It's a chance to bring communities together in common friendship. Towns and cities twinned with those overseas may consider inviting them to join in the celebrations, providing an opportunity to reinforce international bonds and reflect on the importance of peace on the occasion of this important anniversary.

Celebrations could take many forms. From street parties with a 1940s theme to barbecues and fireworks displays. Whatever you plan, let us know by clicking the [register](#) link at the top of the page and providing your details.

Saturday 9th May 2020

Enjoy a whole day of celebrations and parties. The weekend offers the chance to organise something really special to commemorate the 75th anniversary of VE Day.

We're expecting parties galore in streets, neighbourhoods, schools and village halls, perhaps with food and dress reflecting the 1940s. Wartime loaf, eggless sponge cake, vegetable turnovers, curried carrots and Lord Woolton pie. And don't forget the Spam!

Let us know what you're planning on Saturday by clicking the [register](#) link at the top of the page and entering your details.

SUNDAY 10TH MAY 2020

10.30am – Church Services of Celebration and Commemoration

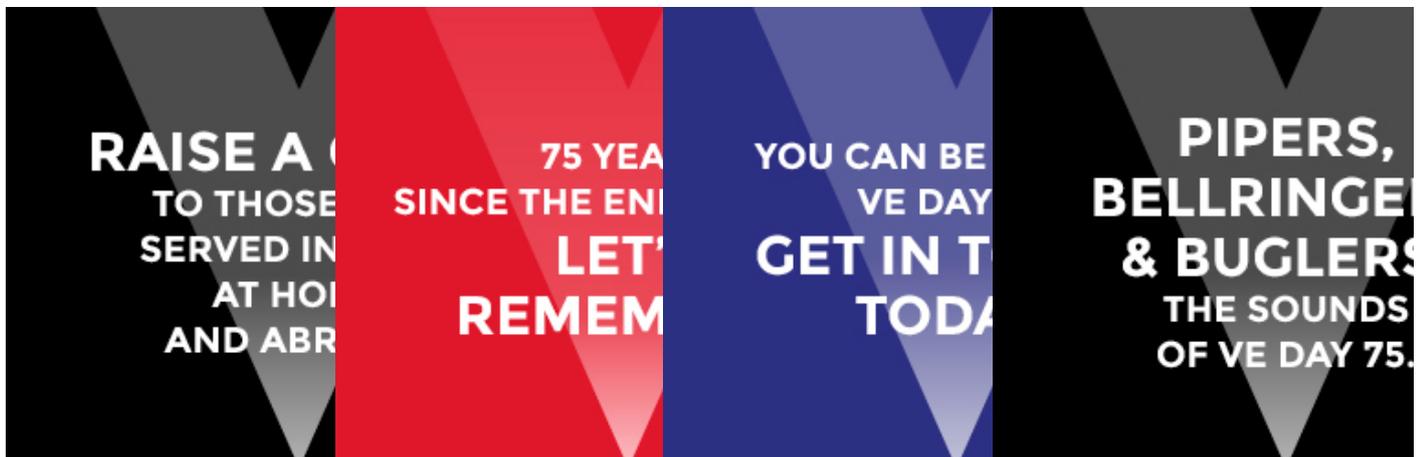
Services will take place in cathedrals and churches throughout the United Kingdom, Channel Islands and the Isle of Man in celebration of the peace we share today. We will remember those who lost their lives or returned home dreadfully wounded and pay tribute to those who put their lives on hold at home to keep the nation fed and the factories, mines and hospitals working, many of them not knowing if their loved ones would return home safely.

Those planning services are encouraged to ask the Dean, Lord Mayor, Mayor, Lord Lieutenant, High Steward, Sheriff or other dignitary from their local community to read out the Tribute to the Millions, which can be downloaded [here](#).

You might also consider inviting a bugler or trumpeter from the local Air Training Corps, Army Cadets, Sea Cadets, Combined Cadet Force, Boys' Brigade, Scouts, Salvation Army or brass band to play the Last Post and Reveille during their service.

To take part click on the [register](#) link at the top of the page and enter the details of your service.

Supporting Ads



Appendix B

Avon Dassett Parish Council Meeting 7th October 2019 County Councillor's Report

1. General

September has been a very quiet month at the County Council with our first full Council meeting scheduled for 14th October 2019. Staff continue to understand their new responsibilities as they return from their summer holidays. I will give a comprehensive review of any decisions taken at the full council meeting in my next report.

Indecision over Brexit continues to hold up long term planning as does an impending General Election whose date is not yet known. The Budget preparations next year are beginning to take shape but changes to the financial allocations from central government does imply that no final financial decisions can be taken at the moment.

2. Children's Services

I am really pleased that the DfE has announced that Warwickshire has been chosen to be part of a new project called "*Strengthening Families, Protecting Children*". This means that WCC will be able to go further and faster with its restorative practice cultural change across the County Council and partner agencies. Restorative practice is about starting with strengths and building relationships. The announcement is very appropriate as the Children's Safeguarding Partnership has also agreed that other agencies will adopt the same approach and work together to implement a Restorative Child Protection System across Warwickshire.

The project will mean that we will work with our colleagues in Leeds to implement a similar model in Warwickshire. We will receive a proportion of money to complete this. The total DfE investment for the whole project, across 15 Local Authorities is £84 million. We do not know yet exactly how much money we will receive but we will be working with Leeds and the DfE to finalise the implementation plan and budget.

What we do know, is that we will be looking to:

- **Expand the Family Group Conference (FGC) Service.** This will enable FGCs to take place earlier and with a targeted support level. FGCs support families and communities to establish their own solutions to problems.
- **Expand our Special Guardianship Support Team.** So that we provide proactive support to family members such as grandparents, aunts, uncles or other connected people who are caring for children.
- **Provide further training and support in relational practice.** This will be within the County Council and extended across our partner agencies. The objective is to train 10,000 professionals including teachers, health professionals, police, voluntary and community organisations in restorative practice.

This investment will enable us to extend services so early help is provided, keeps families together and will reduce the need for children to enter care.

3. HS2

In August 2019, the Government launched an independent review, chaired by Douglas Oakervee, into whether and how to proceed with the High Speed 2 project. In September 2019, the Secretary of State for Transport instructed HS2 Ltd "to consider what works affecting ancient woodland clearances can be delayed for the duration of the review. This ensures we avoid irreversible decisions without major impacts on cost and schedule".

HS2 has confirmed that it must strike a sensible balance between keeping the programme on track and recognising that some works are irreversible. HS2, therefore, has been working with the Department for Transport and contractors to assess the planned ancient woodland works. The decision-making process has also involved discussions with relevant, specialist stakeholders, including Natural England.

Other essential preparatory works will continue during this period including general vegetation clearance, fencing, preparation of site compounds, and ground investigations. HS2 is continuing to assess and monitor this programme of work and any related impacts on ancient woodlands. Should that ongoing assessment result in any changes to its

Appendix B

position, the public will be informed as soon as possible. They are delivering an extensive community engagement programme to ensure that local people are kept up-to-date with any works in their area.

Highway maintenance and other disruptions will continue as utilities are provided for any new housing.

Cllr Chris Williams

Member for Kineton and Red Horse Division

06.10.2019

District Councillor Report

Oct 2019

Task & Finish Groups

Detailed scrutiny work can also be carried out by Task & Finish Groups. These are established to review a particular issue or problem and report back with recommendations. Recent reviews have examined issues including affordable housing and homelessness. Current groups are looking at Climate Change and the Council's Budget.

Climate Change

In July, the Council declared a 'Climate Emergency' with councillors pledging to take local action to contribute to national carbon neutral targets through the development of practices and policies, with an aim to being carbon neutral in the District by 2030.

Following this, a new Climate Emergency 'Task & Finish Group' has been setup by the OSC. This Group is currently exploring what practical steps the District Council can take and how it can team-up with residents, partners such as parish councils and local businesses to tackle Climate Change. The Group will make a series of headline recommendations between now and Christmas before submitting its final report in January.

The Group wants to hear ideas from residents, businesses and local organisations (including parish councils) on policies to tackle the Climate Emergency. To get in touch with your thoughts please email: climate.emergency@stratforddc.gov.uk

October Meeting

At OSC's October meeting we discussed:

Green Waste Charge - The Cabinet is looking at whether to introduce an annual £40 charge for Garden Waste bins. On this:

- OSC would like to see a detailed analysis of the alternatives to the proposed chargeable garden waste service. These could include keeping the first bin free and charging for each additional bin (as North Warwickshire) or suspending/reducing collections for a period of time over the winter/outside of the growing season; and
- If a chargeable garden waste service was introduced, OSC would ideally like to see the savings generated spent on supporting wider environmental initiatives including the ambition for the District to be Carbon Neutral by 2030, and for this approach to be reflected in the Council's communications strategy.

BDUK - OSC was asked to look at the options for the next stage of the Rural Broadband Programme. On this:

OSC believes that the Council should continue to work with BDUK on Phase 3 and there is insufficient evidence to suggest that other alternatives (e.g. creating a commercial partnership/joint venture) are currently the way forward. Further to this:

- The Council should make best use of the authority's 'Gainshare' funding allocation to support the delivery of wider coverage of fibre connectivity in the District; and
- The Council should lobby the Government to amend planning law to mandate that broadband services are treated like a gas, mains water or electricity utilities in new developments.

AVON DASSETT PARISH COUNCIL
PLANNING APPLICATION 19/01235/FUL
Land South West of Bitham Hall, Avon Dassett
APPLICANT: Mr Ray Randerson
SUPPLEMENTARY PLANNING REPORT NO. 2

Summary

- This report should be read in conjunction with the previous supplementary report.
- The original Application was a full application for the creation of a vehicular access for agriculture/forestry maintenance of the Application Site.
- The site lies within the Conservation Area.
- It is important that the Application is considered in isolation on its merits.

Additional Information Submitted

- Amended Block Plan and Section 19/013/01 Rev B prepared by Brown & Co dated 14 August 2019
- Proposed Access Justification in relation “to the creation of an access for the maintenance of the moat”

Observations

1. It is not entirely clear what the relevance is of the “Background to the Proposal” included within the Access Justification Statement.
2. The Access Justification states that the access is required because there is no existing access for farm vehicles. There is an existing access to the south of Moat Barn as stated in the original sales particulars included with the original report. (Appendix A). The question as to whether this access is no longer suitable for agricultural vehicles has not been addressed. The justification quite clearly states that the new access is required solely to provide access in the future for “normal vehicle movements commensurate with associated farming activities”. For the avoidance of doubt, at no stage have the Parish Council “recommended that the existing access was suitable for use by large, modern agricultural and forestry vehicles.”

3. The Applicant states that a measured survey of the road has been undertaken. It is difficult to assess where this has impacted on the layout as the road alignment appears to be exactly the same as on the original Block Plan. There is a question over the accuracy of the road alignment as the statement in relation to the original access, which has not been used for a considerable number of years, states that the gates are 900mm back from the carriageway whereas the drawing shows the wall 1200mm back from the carriageway.
4. A speed survey has been undertaken. I am not a highways engineer and therefore cannot comment on whether the parameters for undertaking the survey are acceptable. This will be a matter for the Highways Authority to comment on.
5. The purpose of the speed survey is unclear. There are no conclusions associated with the survey results other than the fact that it demonstrates that the 85th percentile measured speed was less slightly than the legal speed limit of 30mph at the times the surveys were conducted.
6. Neither the existing trees nor the existing electricity distribution poles are shown on the revised Block Plan. There is no indication of the severity of the gradient of the road which is an absolutely critical consideration at the point where the access is proposed.
7. A section has been included in the Access Justification showing where a previous access into the land, now associated with the Old School House, was located. This is totally irrelevant to the current application as the access and land was sold to the owners of The Old School House many years ago, long before the applicant purchased "Moat Close".
8. The access has been relocated 3m to the south in order to improve the visibility to the north. Whilst the relocation of the access road has made some improvement in the visibility to the north, **it still does not provide full visibility to the entire road width** and if the alternative options of measuring the vision splay, as set out in diagram b) of paragraph 7.7.9 of the Manual for Streets, tangentially to the bend or to the centreline of the road at the apex of the bend then the Y distance is still considerably less than that stipulated in the guidance. As previously stated, the design of the access does not take into account its proposed location just to the south of an existing driveway on the opposite side of the road, on a steep hill, close to a sharp bend which is partially obscured by a high retaining wall and on a road which is only 4.5 metres wide. The drawings remain incorrect in that they imply that the main roadway widens in front of the steps to St. John's Church.

Conclusions

1. The previous comments on this application remain and the “additional justification” has done little to allay the concerns of the local residents.
2. It is still considered that, taking into account the steep gradient and the bend, the vision splays to the north remain inadequate for the full width of the road and the proposed access would potentially present an unacceptable danger to motorists and cyclists travelling along the main road from the north and for pedestrians trying to cross the road by St. John’s Church, which is already a dangerous operation. However, it is for the Highway Authority to assess whether the visibility is adequate across the full width of the road and that the access road will not present any further danger to pedestrians and motorists on Church Hill in order to inform the Planning Officer’s decision.
3. The removal of the mature trees and the existing hedgerow in its entirety would be detrimental to the local ecology and the character of the village as confirmed by the County Ecologist in their representation.
4. It is for the Parish Council as a whole to determine, based on the additional information provided, whether they wish to continue to object to the application or submit no representation.

Mike Blakeman
Vice Chairman
Avon Dassett Parish Council
07 October 2019

APPENDIX A



LAND AT AVON DASSETT, Nr Banbury, Warwickshire

LAND AT AVON DASSETT, WARWICKSHIRE, CV47 2AL

- 4.85 Acres (1.96 Hectares)
- Pasture and Woodland
- Road Frontage

LOCATION

The village of Avon Dasset is situated some 7 miles to the north of Banbury in the county of Warwickshire.

Lot 1 - 3.56 Acres (1.441 Hectares) known as "Moat Close"
Pasture Paddock with belt of mature trees and pond. Located on the western side of the village and accessed via the right of way shown coloured brown on the attached plan.

Lot 2 - 1.29 Acres (0.523 Hectares) known as "Mill Plantation"
Block of mature woodland on northern side of village. Located to the eastern side of the Ferry Compton road on the northern side of the village, see plan.

TENURE & POSSESSION

The property is offered freehold and Vacant possession will be given upon completion.

BASIC PAYMENT SCHEME

There are no Basic Payment Scheme Entitlements included in the sale of the property.

SPORTING RIGHTS, MINERALS AND TIMBER

These are included in the sale so far as they are owned, subject to statutory exclusions.

VALUE ADDED TAX

Should any sale of the land, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, quasi easements and all wayleaves whether referred to or not in these particulars. In particular; Lot 1 is accessed via right of way which is shown coloured brown on the plan.

BOUNDARIES

The boundary marked A-B on Lot 1 is unfenced.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid 1:2,500 and 1:10,000 scale plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

VIEWING

By appointment with the Vendor's Agents Brown & Co - 01295-273555. Contact: David Thorpe

GENERAL REMARKS & STIPULATIONS

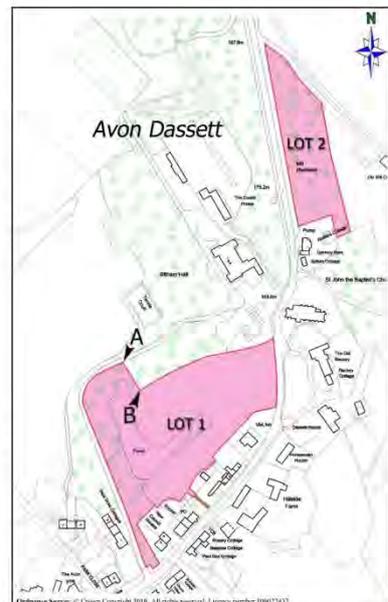
These particulars are subject to Contract.

CLAWBACK

The properties will be sold subject to a Clawback of 30% of any uplift in value as a result of the grant of planning consent for either residential or commercial use payable upon disposal or implementation. This provision will run for 30 years.

METHOD OF SALE

The property is offered for sale by private treaty in two separate lots as indicated. These particulars are subject to contract.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendor or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. 3. In the case of buildings or buildings to be erected, prospective purchasers or lessees should check the relevant plans and drawings and make their own enquiries regarding use or occupation of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or inaccuracy in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or in carrying out other work on the property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the SPA or to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the Indian name of Brown & Co - Property and Business Consultants LLP. Registered Office: Grant Hall, Finlay Street, Granton, Lincolnshire LN3 1KZ. Registered in England and Wales. Registration Number OC303092.

Castle Link, 33 North Bar Street, Banbury, Oxfordshire OX16 0TH 01295 273555 david.thorpe@brown-co.com

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Appendix E

Avon Dassett Parish Council Financial Statement

Balances as at close of business:

Monday, 30 September 2019

Current Account:	£16,937.88	
Deposit Account	£12,843.91	(Ring fenced funds and interest received)

Bank transactions

Current Account:					Receipt	Payment
Date	Payee	Details	Budget Category			
03/09/2019	Transfer	H L Hide-Wright	August Expenses	£0.00		£22.40
03/09/2019	Transfer	Coffee Morning August	Coffee Morning August	£0.00		£13.15
03/09/2019	Transfer	SDC	Election Fees	£0.00		£593.48
18/09/2019	Direct Debit	1 & 1 Internet Ltd	Website	£0.00		£5.99
20/09/2019	Standing Order	H L Hide-Wright	Salary - September	£0.00		£322.96
23/09/2019	Direct Debit	NPower	Reading Room Electricity	£0.00		£42.00
24/09/2019	Standing Order	ADPC Pension Contribution	ADPC Pension Contribution	£0.00		£100.85
24/09/2019	Standing Order	Employee Pension Contribution	Employee Pension Contribution	£0.00		£0.00
26/09/2019	Bank Giro Credit	Stratford on Avon Precepts	Precept	£7,805.00		£0.00
				£7,805.00		£1,100.83

Deposit Account					Receipt	Payment
Date	Payee	Details	Budget Category			
09/09/2019	Lloyds Bank	Bank Interest	IT Equipment & Software	£0.55		

Ring Fenced Funds

Defibrillator	£250.00
St John's Steps Appeal Funds	£86.19
IT Equipment & Software	£557.72
Playground Lease Grant	£200.00
Neighbourhood Watch	£185.00
Village Cemetary	£275.00
Reading Room Maintenance	£8,810.00
Parish Plan	£2,000.00
Playground Maintenance	£250.00
Village Maintenance	£230.00
Deposit Account Balances As At:	Monday, 30 September 2019
	£12,843.91

Payments For Authorisation

Payment for authorisation

H L Hide-Wright	September Administration Expenses	Administration Expenses	(£24.20)
D Hirst	War Memorial	Village Maintenance & Mowing	(£150.00)
Thomas Fox	Grass Cutting	Village Maintenance & Mowing	(£373.20)
Thomas Fox	Grass Cutting	Village Maintenance & Mowing	(£373.20)
Thomas Fox	Grass Cutting	Village Maintenance & Mowing	(£186.60)
UBUS	Donation	Community Projects	(£250.00)
T B Gill	Reading Room Paint	Reading Room: Maintenance	(£50.00)
PKF Litteljohn	Audit Fees	Audit Fees	(£240.00)
WALC	Training	ADPC Training	(£35.00)
Playground repairs	Gate posts and surrounding area	Playground General Maintenance	(£200.00)
1 & 1 Internet Ltd	Website	Website	(£5.99)
			(£1,888.19)

Emergency Payments For Authorisation

Boon-tastic Creations	Bus stop repairs	Village Maintenance & Mowing	(£150.00)
Boon-tastic Creations	Nature area maintenance	Village Maintenance & Mowing	(£200.00)
			(£350.00)

Dated:

Monday, 30 September 2019

AVON DASSETT PARISH COUNCIL 2018 - 2019 FINANCIAL YEAR

Monday, 30 September 2019

	<u>Actual</u>	<u>Net Receipts</u>	<u>Variance With Budget</u>	<u>Budget</u>
Receipts				
Precept	£15,610.00	£15,610.00	£0.00	£15,610.00
Bank Interest	£0.00	£0.00	£0.00	£0.00
Burial Ground	£0.00	£0.00	£0.00	£0.00
Miscellaneous - Funds From Village Functions	£0.00	£0.00	£0.00	£0.00
Hire of Reading Room, car park etc	£5.00	£5.00	£5.00	£0.00
Mowing Refund From Stratford District Council	£0.00	£0.00	£0.00	£0.00
Election Fees Re The Use Of The Reading Room	£425.00	£425.00	£425.00	£0.00
VAT Reimbursement	£1,975.64	£1,975.64	£1,975.64	£0.00
TOTAL RECEIPTS	£18,015.64	£0.00	£2,405.64	£15,610.00

	<u>Actual</u>	<u>Ring Fenced Funds</u>	<u>Net Expenditure</u>	<u>Variance With Budget</u>	<u>Budget</u>
Payments (Annual expenses)					
The Reading Room					
Reading Room: Cleaning	£0.00		£0.00	£0.00	£0.00
Reading Room: Electricity Supply	(£252.00)		(£252.00)	£248.00	£500.00
Reading Room: Maintenance	(£124.95)		(£124.95)	£875.05	£1,000.00
Reading Room: Rates	£0.00		£0.00	£0.00	£0.00
Total Reading Room	(£376.95)	£0.00	(£376.95)	£1,123.05	£1,500.00

Administration

Staff costs:

Clerk's Pay	(£1,943.95)		(£1,943.95)	£2,556.05	£4,500.00
ADPC Pension Contribution	(£511.10)		(£511.10)	£588.90	£1,100.00
Employee Pension Contribution	(£94.00)		(£94.00)	(£94.00)	£0.00
Administration Expenses	(£95.35)		(£95.35)	£384.65	£480.00
ADPC Training	£0.00		£0.00	£150.00	£150.00
Audit Fees	(£90.00)		(£90.00)	£260.00	£350.00
Data Protection	£0.00		£0.00	£50.00	£50.00
Election Fees	(£593.48)		(£593.48)	£406.52	£1,000.00
Councillors' expenses	£0.00		£0.00	£0.00	£0.00
WALC Subscriptions	(£104.00)		(£104.00)	£26.00	£130.00
Insurance	£0.00		£0.00	£650.00	£650.00
Total Administration	(£3,431.88)	£0.00	(£3,431.88)	£4,978.12	£8,410.00

Village Maintenance

Street Light Maintenance	£0.00		£0.00	£150.00	£150.00
Street Light Electricity Supply	(£479.50)		(£479.50)	£270.50	£750.00
Village Maintenance & Mowing	(£1,507.01)		(£1,507.01)	£1,492.99	£3,000.00
Tubs Etc	(£150.00)		(£150.00)	£100.00	£250.00
Total Village Maintenance	(£2,136.51)	£0.00	(£2,136.51)	£2,013.49	£4,150.00

Playground

Playground Lease & Inspections	£0.00		£0.00	£100.00	£100.00
Playground Equipment and Repairs	£0.00		£0.00	£250.00	£250.00
Playground General Maintenance	£0.00		£0.00	£250.00	£250.00
Total Playground	£0.00	£0.00	£0.00	£600.00	£600.00

Communications & IT Expenditure

Avon Dasset Parish Council Website	(£77.86)		(£77.86)	£222.14	£300.00
Communications & Surveys	£0.00		£0.00	£0.00	£0.00
IT Software, Hardware & Consumables	£0.00		£0.00	£300.00	£300.00
Total Communications & IT Expenditure	(£77.86)	£0.00	(£77.86)	£522.14	£600.00

Miscellaneous

Coffee Morning Expenses & Xmas Gathering	(£13.15)		(£13.15)	£136.85	£150.00
Other - Section 137	£0.00		£0.00	£0.00	£0.00
Defibrillator	(£168.30)		(£168.30)	£31.70	£200.00
Community Projects	£0.00		£0.00	£0.00	£0.00
Total Miscellaneous	(£181.45)	£0.00	(£181.45)	£168.55	£350.00

TOTAL PAYMENTS

TOTAL PAYMENTS	(£6,204.65)	£0.00	(£6,204.65)	£9,405.35	£15,610.00
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Ring Fenced Funds

	01 April 2019	Deposits	Withdrawals	30 September 2019
Defibrillator	£250.00	£0.00	£0.00	£250.00
St John's Steps Appeal Funds	£86.19	£0.00	£0.00	£86.19
IT Equipment & Software	£554.51	£3.21	£0.00	£557.72
Playground Lease Grant	£200.00	£0.00	£0.00	£200.00
Neighbourhood Watch	£185.00	£0.00	£0.00	£185.00
Village Cemetary	£275.00	£0.00	£0.00	£275.00
Reading Room Maintenance	£8,810.00	£0.00	£0.00	£8,810.00
Parish Plan	£2,000.00	£0.00	£0.00	£2,000.00
Playground Maintenance	£250.00	£0.00	£0.00	£250.00
Village Maintenance	£230.00	£0.00	£0.00	£230.00
Deposit Account Balances As At:	£12,840.70	£3.21	£0.00	£12,843.91

Closing Period Bank Balances As At:

30 September 2019

Current Account	£16,937.88
Deposit Account	£12,843.91
Total Bank Balances	£29,781.79