

Loxley Parish Council

Minutes of the Meeting held at Loxley Church on Tuesday 24th September 2019 at 19:30pm

Present: Glynn Jones, Chair (GJ), Justin Whitehorn (JW), Ken Osborne (KO) and Laura Mitchell (LM) - Karen Parnell – Clerk, County Cllr Izzi Secombe (IS) and District Cllr Penny-Anne O’Donnell (PO)

Other attendees: Four members of the public were present

Co-option of a Parish Councillor

Laura Mitchell signed the acceptance of office and DPI interests form and was co-opted on to the parish council.

Pre-planning consultation for site 'A' with Studio Spicer

Peter Jenkins presented a number of options for the Stratford Road site. Existing access would be preserved at this location near to Loxley Farm House. Plans have been revised from a potential six dwellings to either:

- 1) A courtyard with four dwellings.
- 2) A more linear arrangement with four dwellings on the west side and smaller dwellings to the front.
- 3) Three properties on the frontage and two barn conversion style houses at the rear.

Plans were distributed. A fence and hedging would be erected by the existing footpath. It was thought smaller properties or bungalows could be welcome at this flat, visible site. A tree survey has been carried out and parking will be looked into further.

GJ reiterated the Council’s desire for development to follow the existing development line and preference for developments which will add to the mix of housing in the village – noting that there a significant proportion of the housing stock were larger (4+ bed homes) and relatively few smaller 2 bedroom homes. This also appeared to be the one part of the market where demand remained buoyant.

1. **To receive apologies**
Cllr Peter Gregory Hood
2. **Declaration of interests in any item on the agenda**
None

3. To approve the minutes of the LPC meeting held on 04-07-19
Agreed as a true record and signed by the chairman with the addition that expenditure was agreed at a previous meeting to purchase pads and a battery for the defibrillator.

4. Matters arising from the minutes of the last meeting not covered in the agenda
None

5. To receive any questions or representations from the public

The PC liaising with the Fox Inn Steering Group was noted.

6. District and County Councillors update (IS/PO'D)

IS: Concerns were expressed at an increase in vehicles on the Loxley Road in Stratford where 300 houses are to be erected. A routing plan is in place and a traffic survey is a possibility.

It was noted that traffic management is not usually in the remit of the ward member.

PO: Will request information on traffic movements and the next stage of the Loxley Road development from SDC.

PO: Will also request the planners provide an update in respect of progress on the Loxley NDP which is overdue given that the Regulation 16 has now ended.

Both SDC and WCC have recognised a climate emergency and are putting actions in place.

WCC's three year financial plan is coming to an end and a five year plan is being written which will include a five year budget.

Safer routes to school are being progressed with WCC and Loxley School.

7. Clerk's Report

- Confirm payments & receipts

Clerk Salary/Expenses £ 625.00

Thomas Fox Landscaping £ 179.93 (replacement for void cheque 836) £ 179.93 £ 293.74

SDC (Uncontested Election) £ 100.00 The Play Inspection Company £ 90.00

Plunkett Foundation £ 165.00 Information Commissioner £ 40.00 Thomas Fox £ 150.00

Defib Store Ltd £ 325.20

Receipt

Appletree £ 250.00

Housing and Planning

- Planning decisions made / applications received since the last meeting

RE: SN/06/116 new street name consultation - land off Goldicote Road, Loxley

- Application(s) reference: 19/02394/VARY

Proposed : Variation of condition 2 of planning permission 18/03310/FUL (dated 07.02.2019) to provide a 3 car garage, larger utility room and move the dwelling south-east by 1.5m.

(18/03310/FUL - original description: Erection of dwelling)

At : Home Farm , Main Road, Loxley, CV35 9JS

For : Mr Robert Lindsey

Action : LPC agreed to object following on from previous concerns regarding the continual expansion in scale of each application.

- NDP update

SDC have completed their Regulation 16 consultation, and will send questions to LPC and should then be in a position to send to the Examiner.

- Loxley Housing Needs Survey

Sarah Brooke-Taylor will be invited to present results at the December PC meeting.

8. The Fox Inn

- To consider reports / funding requests from the Fox Inn Steering Group

GJ updated the Council in respect of discussions with the NWLB. Advice has been given to the Steering Group. A business plan is needed as well as a clear analysis of how any loan would be paid back. A fall-back position and financial risk assessment/sensitivity analysis would need to be provided before any further progress can be made. It was noted that the PC remained very supportive of the project and the steering group but would not at this stage be taking any legal advice until feasibility had been assessed. It was further noted the legal department at SDC could be approached for legal advice, but this would only be pursued when a clear business plan is in place.

9. Environment and traffic

- Park benches - discussion of options (see notes circulated by GJ and DB)

Action: GJ will inform the Clerk of preferred supplier and seating options plus address for delivery to Loxley for the Clerk to action.

- Lengthmans Scheme

Loxley has a credit of £850 in the original Lengthmans Scheme. The Lengthsman will clear the signage around the village. JW met the Lengthsman to discuss making safe the four stiles on the public footpath near Loxley Hall. The decision to proceed will depend on the cost. As the stiles are on a Wellesbourne circular walk JW will ask for a contribution from Wellesbourne.

The PC decided that to continue with the Lengthsman Scheme and JW has estimated that the cost will be between £350 and £500 per annum.

JW met Matt on Tuesday to discuss the work on the stiles. As all four stiles are on one of the Wellesbourne Circular Walks, The PC hope that Wellesbourne would be prepared to contribute towards making them safe.

- Play park maintenance issues

Action : A Sub-Committee (including DB, GJ, LM) will work with interested villagers to improve the play area.

GJ will identify some suitable contractors for the Clerk to contact and obtain quotes focusing on the high priorities identified within the play area inspection report

- Potential use of traffic calming budget

- GJ had held discussions with WCC and the suggestion had been made that this budget could fund a new bus shelter/seating area in the village – this item was deferred to November PC meeting for discussion.

- Traffic calming / traffic related issues

Micheal Rogers WCC has repaired a drain on a bend. A kerb in the area will be lowered.

- Update on drainage survey / improvements

A drainage survey was due to commence on 12/08/19.

10. Correspondence

Covered within this agenda

11. Matters of interest

KO felt that Loxley was looking untidy in places but was not sure what could be done.

12. Date of next meeting : Thursday 14th November 2019

Meeting closed 9.00pm