

Loxley Parish Council

Minutes of the Meeting held at Loxley School on Tuesday 26th November 2019 at 19:30pm

Present: Peter Gregory Hood (PGH), Dan Bake (DB), Ken Osborne (KO) Chair), and Laura Mitchell (LM) Karen Parnell - Clerk

Other attendees: Five members of the public were present

Loxley Housing Needs Survey – Sarah Brooke-Taylor WRCC

Four responses had been received, three of which indicated a housing need. Two of these were looking to rent and one to obtain a bungalow. In real terms seven properties are likely to be required within the five year duration for which the housing needs survey remains valid.

Loxley PC is happy with the content of the survey. Sites identified for development in the NP are unlikely to be suitable. Rental via Home Choice Plus is a possibility.

Requirements are based on need rather than aspiration. None of these people have been identified as being on the housing waiting list.

It was noted small developments are unlikely to provide affordable homes over market homes.

- **To receive apologies**

Glynn Jones, Justin Whitehorn and WCC Cllr Izzi Seccombe.

- **Declaration of interests in any item on the agenda**

None

- **To approve the minutes of the LPC meeting held on 24-09-19**

Agreed as a true record and signed off as such.

- **Matters arising from the minutes of the last meeting not covered in the agenda**

None

- **To receive any questions or representations from the public**

There was much discussion on the recent flooding. A flooding survey is awaited. Leaves were an issue and drains couldn't cope. Surface water has now been addressed. Manor Lane faced problems coping and the width of drains in the area is an issue. Bigger pipes are needed with greater capacity.

In the short term pumps are a consideration and sand bags will be collected from Shire Hall. **ACTION: DB**

There was a great deal of discussion and fear for safety regarding the amount of lorries coming through Loxley and not adhering to the weight limit. It was requested IS and PAO look into the matter in the hope of easing the problem. **ACTION: IS PAO**

- **District and County Councillors update (IS/PO'D)**

Not present

- **Finance**

- Confirm payments & receipts

Clerk Salary/Expenses £ 425.00 Thomas Fox Landscaping £ 179.93 Richard Mole £ 35.00
Loxley Community Benefit Society £ 923.82

Receipts

Precept 50% £ 3,465.00

CIL Monies £10,606.50

- The Fox Inn Action Group are asking LPC to cover some of the up-front costs which the PC want to support, the most significant of which is for Plunkett Foundation - Agreed at £ 923.82
LM Thanked the PC for the contribution. The group are £ 40,000 short of the asking price. A business plan is now in place and meetings are progressing the position.
- GJ has ordered the bench and the picnic bench which will need to be paid for on delivery in January (further details below).
Dale bench £405.63 (ex VAT)
Dovedale picnic bench (£574.53 ex VAT)
Total including delivery and fixing items £1,097.16
- GJ has asked for a quote for the repair of the fencing which again may well be quite a large expense. £ 200 - £ 240.

To set the precept for 2020/21

Information produced prior to the meeting regarding the current position.

Proposed Cllr Bake Seconded Cllr Peter Gregory Hood agreed by all present £ 7000.00.

- **Housing and Planning**

- Planning decisions made / applications received since the last meeting

Application(s) reference: 19/02394/VARY

Proposed : Variation of condition 2 of planning permission 18/03310/FUL
(dated 07.02.2019) to provide a 2 bay 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

Home Farm application

GJ has posted our response on the SDC planning website. This decision will therefore go to Committee (27-11-19).

Stratford Road development

Following the presentation at the previous meeting, we received a significantly revised plan which addressed most of our concerns and importantly proposes smaller homes and development is linear. Following our email discussions GJ forwarded further but minor comments in relation to the revised application.

- NDP update – discussion of feedback from SDC on submission

GJ (written report): We have received the Planning Inspectors comments on the Submission. I have read through the document to confirm facts and any observations the Inspector and SDC were happy to accept. I have e-mailed the report to you and although the document is long the recommendations are all very minor and of no policy consequence. He suggested that the meeting should formally vote to accept the Inspectors recommendations. Since we still have budget available, he proposed that we then get Neil to address the proposed changes given that we still have plenty of budget left from Groundwork.

Due to the General Election on the 12th December the referendum is unlikely to go ahead this year, but is expected very early on in the New Year. This will be organised and paid for by Stratford DC.

- **The future of the Fox Inn**

- To consider reports / funding requests from the Fox Inn Steering Group
It has been indicated that funding requirements from LPC resources will be limited.

- **Environment**

Bus Shelter - GJ asked for this item to be deferred to January PC meeting when he would be available to explain the background.

Park Benches - Ordered and they will contact us in January as they are made to order. Following a discussion with Laura we plumped for this company given the quality of the recycled plastic. Following a discussion with them we opted for fixings into soft ground which have worked satisfactorily in other public parks and will save us the cost of laying a concrete base. A place for delivery needs to be established.

Play Area - GJ (written report) secured a quote to repair the fencing. Significant repairs are required here – part of the fencing is down and part is rotten. A member of the public was interested in progressing works to this area and LM will liaise. A handrail in the area needs to be repainted

- **Correspondence**

Quote from Richard Smith

- **Matters of interest**

Hedgerows will be discussed at the January PC meeting as will traffic calming.

“20 is Plenty” signs in Alveston were mentioned as a cheap and eye-catching potential option for Loxley procuring something similar. Radar signs were discussed at length.

- **Dates of next meetings** : Tuesday 21st January 2020

Meeting closed 9.00pm