

WELLESBOURNE PARISH COUNCIL

Minutes of the Council meeting of 24th August 2010 held at 2 School Road, Wellesbourne



Present: Chairman Cllr Johnston, Cllrs Mrs Bolton, Close, Copeland, Grantham, Rutherford and Wright Acting Clerk: Julia Lipman Members of the public 5 Members of the press 0

1. Apologies: Cllrs Mrs Bartlett, Blundall, Parton and Mrs Rose

2. Declarations of Interest

Declarations of interest (personal or prejudicial) under the provisions of the LGA 2000, Parish Councils (Model Code of Conduct) Order 2001.

Cllr Mrs Bolton personal interest in the Village Hall as Buildings Trustee for the Village Hall

Cllr Grantham prejudicial interest in connection with Wellesbourne Conservative Club Ltd and a personal interest in the Football and Social Club 97, and all matters appertaining to Walton Estates.

Cllr Close personal interest as a District Councillor and in connection with St Peters Church as a member of the church

Cllr Wright personal interest as a District Councillor and in connection with the CAB and the Methodist Hall

Cllr Mrs Rose prejudicial interest in connection with the Conservative Club Ltd and a personal interest in the Football and Social Club 97.

Cllr Rutherford personal interest in parking matters in relation to Chedham's Yard and a prejudicial interest in letters to the External Auditor in relation to complaints submitted.

Cllr Johnston personal interest as a County Councillor in all matters regarding WCC

3. Confirmation of Agenda – It was agreed to insert an additional item at 8.1

4. Open session for members of the public to raise any matters of relevance to the Parish and for any Cllr with a prejudicial interest in an item on the agenda to speak on that item.

There was none

5. Urgent Planning

5.1 Applications

1.

10/01211/FUL	Change of use of holiday units and farm workshop to 3 no. dwellings, one with studio/workshop to include erection of 2 no. single storey extensions to eastern elevation. Associated gravel driveway to north.		
At	Kingsmead Farm	For	Paul Meredith
Officer Dealing	Rebecca Lock	By	31 st August 2010

WPC objected to this application as it would contradict the SDC policy of replacing redundant farm buildings with holiday lets only and not open market housing. The development also conflicts with the SDC moratorium on new builds. There is no supporting documentation for the need for new business workshops and the Council believes that the proposed extension of the farmhouse would result in the overdevelopment of a very rural site and an increase in traffic movement.

Cllr RB said that as the site was in Charlecote Parish she would abstain in any vote

Prop. Cllr DC 2nd Cllr RW (motion was carried 5 votes in favour, 1 against, Cllr RB abstained)

2.

10/01537/LBC	To renovate two second floor attic storey windows including the insulation of dormer cheeks and roof, replacement of two 1930s windows with new steel framed windows.		
At	20 Church Street	For	Richard Colley
Officer Dealing	Allen Firth	By	31 st August 2010

The council made no objection to this application subject to the approval of the Conservation Officer.

6. Consultation Documents

6.1 Community Right to Build - this item was deferred until the 7th September meeting

7. Chedham's Yard

Resolution – Cllr Johnston

It is proposed that the Parish Council's solicitor be asked to work on the terms of the lease between the Council and The Trust, and on the terms of the novation of the Council's obligations to HLF, to the Trust.

Cllr DJ said the advice of the External Auditor and the Counsel opinion that had been obtained meant that in order to move the project forward it was important to establish a Trust to manage Chedham's Yard. He also said that it was not a question of agreeing or disagreeing with the opinion of the Counsel but a prudent measure to ensure the restoration of the Yard continued.

Cllr JG said that although the establishment of a Trust to manage the Yard had always been the Council's intention, this would have taken place following the completion of the restoration and not before the new build had taken place. For this reason he thought that NALC, whose legal department had supported the Council's position, both at the purchase of the yard and again in 2008 and in July this year, should be asked to dispute the opinion of the Audit Commission. He also said that since the External Auditor had approved the Council accounts for the last seven years in full knowledge of the work that was being done at Chedham's Yard they should be asked to give the Council more time to work towards the Trust. He was concerned that members of the Trust were not only being asked to oversee the budget and the building work, but to become employers and may not be fully aware of the implications.

Cllrs were sympathetic to this opinion but thought that the outcome of a challenge would be uncertain and in that time 9 months work on the site would be lost, morale of staff and Friends would be sapped and additional cost incurred.

Cllr RW said that although he would support the proposal he was concerned at the Trust taking on the responsibility of managing all aspects of the building project and whether they would have the necessary expertise. He thought that NALC should be asked to challenge Counsel's opinion at their cost. Cllrs on the Steering Group said that a Project Manager had been employed to manage the project and professional advice had been sought where necessary, which would continue.

Cllr DJ reminded Cllrs that the proposal did not preclude challenging the Auditor's opinion.
Motion proposed Cllr DJ 2nd Cllr DC (in favour 6, Cllr JG abstained)

8.1 Xmas lights – Cllr Close

The Friends of Chedham's Yard had asked that the Xmas lights currently stored at Bearley should be removed as soon as possible. He had sourced a garage in Wellesbourne where the lights could be stored. A proposal would be brought to the meeting of 7th September 2010.

The meeting closed at 8.15pm

Chairman

Signed

Date