



MINUTES - Parish Council Meeting 1/9/09

01-Sep-2009

WELLESBOURNE PARISH COUNCIL

Minutes of the Council meeting held on Tuesday 1st September 2009 at 7.30 pm at the Methodist Hall, Bridge Street, Wellesbourne

Present: Chairman Cllr Johnston, Cllrs, Mrs Bolton, Blundall, Close, Copeland, Grantham, Parton, Mrs Rose, Rutherford, Wright

Acting Clerk: Mrs Lipman Members of the public: 32
Members of the press: 1

1. **Apologies:** Cllr Mrs Bartlett

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 Close personal interest in connection with St Peters Church as a member of the church and a in the Dene Valley Leisure Centre and a prejudicial interest in relation to the proposed development of land identified by the draft core strategy situated between Kineton Road and the river Dene.

Cllr Wright personal interest in connection with the Methodist Hall

Cllr Mrs Rose prejudicial interest in connection with the Conservative Club Ltd

Cllr Rutherford personal interest in parking matters in relation to Chedham's Yard

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

Cllr Grantham made a statement regarding his personal interest in the Football and Social Club 97 (appended).

3. Confirmation of Agenda

It was agreed to move item 4 in Confidential to item 7.3 in public session

4 Confirmation of the minutes of the Council Meetings of the 4th and 18th August 2009

These were identified as a true record and signed by the Chairman.

5. Matters arising

It was noted that Cllr Rutherford had applied to the Freedom of Information Commissioner as a resident.

6. **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

Cllr DC left the meeting.

Mr Rob Rose, Kineton Road, read a report from the Protect Wellesbourne Group (appended)

Mr Geoff Rose, Grange Gardens, passed on the apologies of the Chairman of the Village Society (letter appended).

Cllr Close returned to the meeting

Mr Dick Prior, Wyvern Close, Vice Chair of U3A, raised concerns at the lack of facilities in Wellesbourne. 150 people had attended the inaugural meeting of the U3A and there was no hall able to accommodate that number of people.

Mr Peter Davies, Gloster Gardens, asked the Council to consider the provision of more disabled parking spaces.

Mr Mike Podbury, Kineton Road, asked why Cllrs had refused

to meet with the management of Football Club 97 at their premises.

Mr Ray Thomas, Hammerton Way, said that there should be more investment in infrastructure to support sport within the village.

Mr Sam Turner, Rugby Club, asked where the Rugby Club would go if the Football Club 97 were to close?

Mr Stuart Hall, Football club said that nothing positive had been said by WPC to support sport in the village. He said that the senior football and rugby teams subsidise the Wellesbourne Wanderers junior team. Also the state of the grounds were deteriorating and there were fire hazards. He asked why WPC had not attended a recent Sports Association meeting?

Mr John Turner, Treasurer and Secretary, Sports Association said that the cost of mowing the grass and repairing the goalmouths was forecast to be £1100. If the football and rugby teams were to go elsewhere the cost for junior football would be £3 per child per game.

Mrs Hilary Cook, Church Street, said she had emailed WPC asking them to meet with the Football Club 97.

Mr Ray Thomas, Football Club 97, said the Football Club 97 had sent numerous letters asking WPC for help and had not had any response. He said that contrary to what Cllr RW believed there was a need for a bar in order to run sport. It was a social thing and footballers and rugby players liked to have a drink. The Club also provided premises for darts, table tennis circuit training and fishing and golf clubs.

Mrs Thomas, Football Club 97 said that allegations of bad behaviour and noise were unfounded and numerous letters asking for help had not been answered.

Mr Tompkins, Mountford Close, asked that his letter of opposition to the proposed traffic calming measures in

Newbold Road should be considered by WPC (letter appended).

7. Finance

7.1 Monthly accounts

Cllr IR questioned why item cheque number 104481 in the expenditure list had not been agreed by the whole Council. The Chairman explained that the item had been delegated to the steering group but referred the matter to the next Finance Committee meeting.

The monthly accounts were then agreed Prop Cllr JG 2nd Cllr RW

7.2 Appointment to provide temporary cover for RFO

Ms Karen Tompkins had agreed to act as temporary RFO. She has confirmed that she understands local government finance and the SAGE accounting system.

AGREED to appoint Ms Karen Tompkins as temporary RFO for a period of six months

Prop Cllr RW 2nd Cllr RB. **Recorded vote for the motion Cllrs DJ, JG, DC, RP, RR, RB, TC, IR and RW Against the motion Cllr GB. Motion carried.**

7.3 Sponsorship

Cllr RW outlined plans for an event to be held on 24th October 2009 in conjunction with Wellesbourne and Walton History Group for benefit of the Bomber Command Memorial Appeal.

AGREED to sponsor the production of the programme to a maximum sum of £150.00

Prop Cllr JG 2nd Cllr TC

8. Police

8.1 Crime figures - appended

Cllrs raised concerns that replacements for the two PCSOs, who had left to join the regular police, had not been appointed prior to Henri and Deans' departure.

ACTION write to police recording WPC's concerns. BY Office

9. Planning

9.1 Decisions

9.1.1 Permission with Conditions

1.

09/00927/FUL	To extend beneath bay window to front		
At	17 Wyvern Close	For	A Bacon

Noted

2.

09/01109/LBC	Proposed restoration works to include replacement window to side elevation, replacement timber barge board truss strut, drylining and insulating of outbuilding for home office use, replacement of internal doors, new central heating system, making good plaster work and repoint chimney		
At	9 Walton	For	Walton Estate

Noted

3.

09/01091/FUL	Single storey rear extension, incorporate		
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	rear outbuildings into dwelling, first floor side extension over existing flat roof 2 no. dormers and 1 no. bay to match existing		
At	25 Kineton Road	For	Mr Day

Noted

4.

09/01065/LBC	Proposed rebuild of five courses of chimney, restoration of front entrance porch, replacement of rear stable door with solid hardwood door, replacement of existing ground floor with concrete floor, removal and replacement of 1m of plaster around walls, replace central heating system including new flue, ceiling works to kitchen, extractor fan in bathroom and replacement of rainwater goods.		
At	6 Walton	For	Walton Estate

Noted

9.1.2 Consent for Arboricultural Work

09/01102/TPO	5 no. Lombardy poplars - reduce height to previous reduction points. T1 ash - prune off one limb closest to roof. Reduce back remaining side branches (rear quarter) to balance crown. Thin crown by 15%.		
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At	Richmond House, Charlecote Fields	For	
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Noted

9.2. Applications

1.

09/01167/LDE	Commencement of planning permission re. 06/01650/FUL for replacement dwelling and carport with office over.		
At	Coombe Barn, Staple Hill Farm	For	R Morley & Partners
Officer dealing	Joanne Long	Due	10 th September

The Council raised no objection provided work does not commence before the flood alleviation measures are completed.

2.

09/01455/FUL	Erection of first floor side extension		
At	12 Hampdon Way	For	Mr Millington
Officer dealing	Lucy Hammond	Due	10 th September

The Council raised no objection.

Further housing for Wellesbourne? - report from Cllr Close appended

Cllr DC explained his report showing that Wellesbourne had

been linked with the three market towns in the district, Shipston, Southam and Alcester despite the fact that Wellesbourne did not have a comparable infrastructure. This had been borne out on 3 occasions recently by the lack of a large enough village hall to accommodate over a hundred residents. It was noted that the Dene Valley Leisure Centre if approved would have supplied this need. Cllr DC also explained that Wellesbourne had missed out on a four year £100,000 regeneration grant allocated to the three market towns. He felt that additional housing in Wellesbourne should not be supported unless the infrastructure was improved.

Cllrs agreed that SDC should be asked to look at the infrastructure, both on the capacity of the sewage works and the provision of electricity by overhead cables, and services such as schools, medical services, library etc. Cllr TC reported that the results of the PC Questionnaire (appended) showed support for this view.

AGREED to pass the results to SDC and to publish it on the web and in the W & W News.

Prop Cllr JG 2nd Cllr TC

Cllr DC left the meeting

Draft Core Strategy - Response to District Council

Cllrs agreed that the only site of merit was that of WELL 1 (Redhill Nursery site). It was also noted that SDC had not given a satisfactory response as to why other sites had been rejected. If the Regional Assembly should impose more housing on the district it was important to know why SDC had rejected other sites. There were also specific reasons for the exclusion of any development upstream of the bridge which would cause run off into the river and the Council affirmed its objection to any development on either side of the River Dene. It was noted that an extension of the Redhill Nursery site was an option to consider in the future should further housing be

required.

AGREED that the PC would endorse the WEL 1 site and decline all other proposed sites.

Prop Cllr DJ 2nd Cllr JG

Cllr DC returned to the meeting.

9.4.1 Correspondence to be noted

1.

Proposed development of field adjacent to Kineton Road/Ash Tree Close	Heather Brown
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2.

Protect Wellesbourne Questionnaire	Mr Rose
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3.

Comment on draft core strategy by	Village Society
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Date of next Area Planning meeting - 23rd September 2009

Noted

10. **Amenities Committee** - Last meeting - 23rd June 2009

10.1 Chairman's report appended

10.2 Sports Association

10.2.1 Football and Social Club 97 (Statement by Cllr RW appended).

Cllrs agreed that proceedings to foreclose on the lease should be deferred for 3 months (the period of suspension imposed by the Licensing Sub Committee to allow the Club the opportunity to comply fully with the conditions imposed and

present to WPC proposals for a new management structure.

Cllrs agreed it was important that a community facility should continue but the present management structure was not sustainable. Cllrs supported the Club's proposal for a meeting provided it was the whole Council that met the new committee. It was agreed that all correspondence should continue to be conducted through the PC solicitor.

AGREED that action to foreclose on the Football Club lease should be deferred for a period of 3 months to allow the Club time to satisfy all the conditions imposed by the Licensing Sub Committee.

10.3 Youth Club

It was noted that the Football Club 97 had offered the use of its premises to the Youth Club.

10.4 Correspondence

Fencing of Dovehouse sports field	Mrs Essex
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Cllrs noted that there was no intention to fence the Mountford Sportsfield and the fencing of the Dovehouse field was to replace fencing that had been vandalised. The fencing would only surround the pitch to protect the playing area from dog fouling.

10.5 Date of next meeting 27th October 2009 - noted

11. Highways Committee - Last meeting 26th May 2009

11.1 Chairman's update - appended

11.2 Report on a meeting held with David Elliston (WCC Highways)

A useful meeting had been held between David Elliston and Cllrs JG, TC and DJ. It was agreed to liaise on a regular basis.

11.3 Local Transport Plan 3

The consultation period had been extended until the end of September. Cllrs were invited to contact Cllr JG with their comments.

11.4 Consultation on proposed safety measures on Newbold Road

Cllr JG reported that of 264 consultation letters distributed by WCC, 66 had responded. The majority had been in favour. Graham Stanley (WCC) had said that a temporary structure was not possible and although VAS were effective in the short term they tended to lose impact after a while. The width of 4.2 metres was more than the maximum track width allowed for any farm vehicle. Cllr RW strongly opposed the scheme as he felt the positioning was wrong, it was too expensive, police enforcement together with VAS would be a sufficient deterrent and it would close access to the small field proposed by Walton Estate as an alternative access to the school.

AGREED to support the proposed safety measures on Newbold Road.

Prop Cllr JG 2nd Cllr TC

11.5 Wellesbourne in Bloom

Results of in Bloom competition to be announced Thursday 3rd September

11.6 Correspondence

Riding of horses on pedestrian walkways	Howard Terry by email
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Noted

Warks Advisory Lorry Route Map	WCC
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2nd edition

Noted

11.7 Resignation of Cllr Grantham as Chairman due to pressure of other work

Election of New Chairman (members of Highways Committee)

Elected Cllr TC as Chairman of Highways Committee

Prop Cllr JG 2nd Cllr RB

11.8 Date of next meeting 22nd September 2009 - noted
Cllr RB left the meeting.

12. Finance and Administration Committee

Minutes of the meeting of 12th May 2009 - these were not available

12.1 Chairman's update there was none

12.2 Date of next meeting - 8th September 2009 - noted

13. Office and Staffing Committee

Minutes of the meeting of 18th August 2009 - these were not available

13.1 Chairman's update - there was none

13.2 Date of next meeting- to be agreed

14 Emergency Committee - Last meeting - 10th February 2009

14.1 Chairman's update

Cllr RW said that contracts between landowners and SDC regarding flood protection measures for the Newbold Road area were ready to be signed.

Cllr TC said that the Environment Agency was now planning maintenance improvements to clear the channel around the

bridge and some topping up of embankments. He reported that John Maples MP was arranging for another engineer to look at the model calculations. WCC had reported that to rebuild the bridge would cost between 1.5 and 5 million pounds.

14.2 Correspondence

Wellesbourne FAS	Environment Agency
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Noted

14.3 Date of next meeting to be agreed

15. Dene Valley Sports and Leisure Centre

15.1 Chairman's report - A date for a meeting with SDC was still awaited.

15.2 Minute records of Tender Process and Audit Trail for the Council's association and dealings with Saturn Projects Limited. - Cllr Rutherford

AGREED to ask the Clerk, on her return to work, to prepare a report into the tender process completed by WPC prior to the appointment of Saturn Projects as managing agents.

Prop Cllr RW 2nd Cllr RR

Correspondence - there was none

16. Chedham's Yard

16.1 Chairman's report - appended

16.2 Appointment of garden designer for Chedham's Yard

A tender report from the Chedham's Yard garden design working party was presented to Council with the recommendation company C should be appointed at a cost of £750.00. Cllr IR objected to this method of selection.

AGREED Company C should be appointed at a cost of £750.00

Prop Cllr DC 2nd Cllr DJ

Company C are Ringrose and England

16.3 Correspondence

Copy of a letter to John Maples regarding flooding and Chedham 2 nd Cllr DJ	Hilary Mayman
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Noted

17. **Christmas Lights** - Cllr Wright to report

A meeting has been arranged for 9th September

18. Burial Grounds

18.1 Report from working party - Cllr Wright

A meeting had taken place with the electricity supplier regarding the high voltage cable that runs through the site. It is anticipated that purchase of land for the new burial g; 2nd Cllr DJ

18.2 Correspondence - there was none

19. Allotments

19.1 Progress report on letters in relation to the Compulsory Hire of the Allotment Lands.

Cllr DJ circulated an email from Colin Staves SDC (appended) where it is stated that legal advice was being sought.

20. Postal Services

20.1 Correspondence

2 nd Cllr DJ Postal Services on Dovehouse Estate	Miss Bowler by email
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It was noted that there were changes in delivery patterns at the time of industrial action.

ACTION to write to Post Office for clarification BY Office

21. WALC/NALC

Nothing to report

22. Nomination for the Queen's Award for Voluntary Service

Cllrs to view document in office before making proposals

23 General Correspondence

Adopt your local red telephone kiosk - Walton	BT
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Cllr VB to be contacted regarding the wishes of Walton residents

Libraries and Children's Care	Warks library service
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Noted

Air Ambulance Day - Saturday 26 th September	WNAA
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Noted

Country Matters issue 42	WRCC
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Noted

Greening your Community Plan	WRCC
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Noted

Future proofing your community - a free event Sat 31 st October at Ettington Village Hall	WRCC
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Noted

Prime time	WCC
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Noted

23. Councillors Exchange of Information

Cllr DC had noted an obnoxious smell at the bridge. It was thought it could be a misconnected pipe up Bridge Street. Item to be placed on Highways Agenda for meeting of 22nd September.

24. **Date of Next Meeting:** 6th October 2009,

Resolution:

In view of the confidential nature of the business to be discussed, the public and press be excluded from the meeting in accordance with the Public Bodies (Admission to meetings) Act 1960, Section 1

Confidential

1. Salaries

These were approved

Prop Cllr DJ 2nd Cllr JG

2. **Staffing and Office matters**

Simon Newbold had asked Cllrs likely to be involved in any Employment Tribunal to let him have dates they were available in November.

3. Village Hall/Walton Estates

Walton Estate was to be asked to confirm access to parking spaces at the Village Hall.

4. Sponsorship

This item was dealt with at 7.3

5. Any other confidential business as agreed by the Chairman

There were none.

6. Football Club 97

Cllrs recorded their thanks to Cllr RW for his presentation.

Cllrs stated that they were committed to retaining the Football Club as a community facility for the benefit of sport.

Meeting ended at 10.45 pm

Chairman

Signed

Date

Statement made by Councillor Wright regarding the Wellesbourne Football Club 97

I wish to make a public statement on behalf of the Parish Council regarding legal issues with Wellesbourne Football and Social Club 97 concerning their lease agreement.

The first lease was established in October 1984 and was reassigned in 1997 as a result of restructuring to address insolvency issues. The Parish Council agreed to the new lease following assurances the club was on a sound footing for the future.

Regrettably the Club still stumbled from crisis to crisis due greatly to generally poor and inadequate management with issues of conflict with terms and conditions of the lease agreement. A change took place in January 2006 with Mr Ray Thomas taking over the Chairmanship from Mr Paddy Keyes. The Club use and membership increased in this period and the Parish Council

welcomed the apparent change in management and culture.

There existed outstanding issues from the previous management requiring urgent attention resulting in a meeting on 17th May 2006 to discuss 8 breaches of the tenancy agreement, including membership returns, Club constitution, insurance and annual accounts. Assurances were given that all matters would be discharged. I would add that neither of the trustees attended as required, but stated by letter they had resigned. Despite assurances given at the meeting and repeated written requests from the clerk, matters remained unsolved for a period of 16 months. No replies to letters were received.

The Parish Council Clerk wrote to Mr Thomas on the 11th October 2007 stating very clearly the position the Club found itself in due to non conformity with the terms and conditions of the lease. Mrs Thomas subsequently provided a copy of accounts for 2003/2004 and a meeting was arranged for 1st November 2007. The meeting was held with Mr and Mrs Thomas and 11 separate items were discussed with a plan of action to follow, involving all issues still outstanding from the meeting held 18 months previously in May 2006.

In April 2008, the police raised issues of concern relating to behaviour issues at the Club. This resulted in a licence review hearing at SDC on 8th July with clear requirements by conditions imposed on the Football and Social Club. The Parish Council attended and gave evidence of management issues. Cllr Brain, the committee Chairman gave a warning that he expected a closer relationship with the Parish Council in the future.

With no real attempts to resolve the issues of the non compliance with the lease, the Football and Social Club were advised on 8th December 2008 that matters were now in the hands of the PC solicitor.

A further meeting with Mr and Mrs Thomas was held at the Parish council office on 30th March 2009, with the PC solicitor present to discuss the gravity of the situation. Mr and Mrs Thomas stated that they were running the Club on their own without assistance. 2005/6 accounts were received and the debt levels of the Club were discussed, noting the electricity had been cut off and a temporary generator fitted to give power for lighting etc. It was noted that the debts were the responsibility of the whole membership of the Club (210 members). Part accounts for 2006/7 were received but obviously none of the draft accounts have been adopted by the club members.

In July the solicitor informed the Club that the Parish council was now requiring forfeiture of the lease. This was a decision supported by all members of the Parish Council, with the exception of Cllr Mrs Rose and Cllr Grantham. The Parish Council asked the Club to hold a meeting of the full membership, but this was never held.

A second hearing of the Licensing Committee was held on 10th August 2009 resulting in the license being suspended for 3 months, pending compliance with requirements of the police and with the management structure. The Parish Council was at liberty to pursue an action for forfeiture of the lease. Cllr Wright sympathised with the membership but the management of the Club had failed to act and this raised concerns that the members were not fully aware of the situation, and they needed to be.

At the License Review hearing the Club had produced details of a new committee but the Parish Council had not received a copy. The Parish Council supported all forms of sport, giving a grant of £7,000 to the Bowls Club. It is the public purse that is bearing the cost of solicitor's meetings and the only way forward is meaningful discussion. I therefore propose that an action for forfeiture of the lease is deferred for a period of 3 months pending the club's compliance with the terms laid down by SDC

licence sub committee.

Approved

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