

Minutes of a meeting of the Gaydon Parish Council held on Tuesday 3rd January 2023 at the Village Hall, Gaydon at 7.30pm

Present : Parish Councillors Ian Helps (Chairman), Adrian Claxton, John Davies, Corinne Hill, Debbie Price

District councillor Chris Kettle, Stratford District Council and County Councillor Chris Mills

Angela Clarke (Parish Clerk) and Robert Nash (Locum Clerk)

There were 20 members of the public in attendance.

The Chair opened the meeting with thanks to Robert Nash in the role of locum Parish Clerk and introductions to Angela Clarke as newly appointed Parish Clerk.

1. Apologies

An apology for absence was received from Councillor Mirrin Lewis.

2. Minutes

The minutes of the ordinary meeting of Gaydon Parish Council held on 6th December 2022, having been circulated, were approved and signed as a correct record.

3. Declarations of interest

The Chairman declared a personal pecuniary interest in planning application 22/03574/OUT by virtue of being a neighbour of the proposed development and would leave the meeting during discussion of the application.

4. Dispensations

None requested.

5. Open forum

The following matters were raised by members of the public in attendance:

Mr Hayward provided an update on the second phase residential development proposed at Edgehill View. It was anticipated that the planning application would be submitted by early February when the objection of Warwickshire County council (WCC) on highway and flooding matters could be resolved.

A resident raised concerns at the glare emanating from the proposed solar array to drivers on the B4100 resulting from the application JLR 22/03361/FUL.

Mr Blackman acting for the applicant in respect of planning application 22/03577/FUL(Gaydon farm) gave a presentation on proposed site layout.

The applicant in respect of application 22/03577/FUL (Manor Farm) advised that the application had now been revised from that previously submitted with the reduction from 4 to 2 dwellings.

6. Matters arising

The Clerk reported that the clearing of the roadside gullies along the B4100 between the village and the Cemetery was the responsibility of the riparian landowners and not the County Council. Those gullies and drains reported at the last meeting and investigated by Cllr Claxton had now been investigated and action, where necessary, taken.

The Clerk has been sent a document by Warwickshire County Council which clarifies responsibilities in respect of highway drainage. It was agreed that reference to this be included in the next Parish magazine.

Action: Clerk

Street lighting – Clerk advised that the light at the bottom of St Marks Close had been reported but that the light was still not working. It was believed that this may be one of the older style lights that are now beyond repair and will therefore need upgrading. A reply from WCC is awaited. In addition, a member of the public advised that the light behind the telephone box was not working.

Action: Clerk

7. Planning

- (i) Application reference 22/03361/FUL Jaguar Landrover (JLR) Gaydon Test centre, British Motor Museum and Land between Gaydon Village and the JLR Gaydon Test Centre, Banbury Road Gaydon. Proposed solar array and grid connection (approx. 28 hectares) with supporting energy infrastructure and associated site works.

Councillor Chris Mills, a Member of the Stratford District Council Planning Committee declared that he was unable to participate in the discussion of this matter as this would prejudice his discussion and consideration of the application when it is submitted to the Planning Authority.

The Chair outlined the work undertaken in preparation of a formal response by the Parish Council which is included as an Appendix to these Minutes. This had also taken account of the objections raised by residents, both expressed as formal objections and those communicated to the Parish Council.

Councillors raised various points of concern including the reluctance of the applicant to fully explore alternatives to the siting of Solar Panels on greenfield land including opportunities to utilise land within the existing JLR site including the Car Parks which were in substantial part now under- utilised. It was therefore felt that the sequential test had not been sufficiently proven.

Whilst fully understanding the Parish Council's concerns, Councillor Kettle advised that in accordance with National Planning Policy, applications for Solar Arrays in Stratford District had in all but one instance been approved and that in the case of the Solar Array on land within Bishops Itchington Ward the application had ultimately been allowed on appeal to the Secretary of State. Concerns were also raised in relation to the difficulties associated with consultation with Jaguar Land Rover both in relation to request of the Parish Council to visit the site and the potential for a financial contribution by the applicant to offset the impact on the village through a scheme of community betterment.

Reference was made to the inclusion in the proposed response prepared by the Chair to the potential use of the land subject to this application for generating alternative energy for the benefit of the Village. It was felt by one Member that this was unrealistic given that the land was owned by JLR and the Parish Council would be unable to secure the finance necessary to acquire it.

The impact of the application on the village and those residents most closely affected by the visual intrusion and noise disturbance during construction was also emphasised. The potential impact of glare from the site on vehicular traffic using the B4100 was reiterated.

On being put to the vote a proposal to object to the application as set out in the response included at Appendix C was carried and it was

RESOLVED that an objection is raised to the application as set out in Appendix C and as follows:

- 1) JLR has chosen a site for the solar array which does not yet pass the test of being demonstrably the best. In particular, JLR's peer group, when faced with the same challenge of building what amounts to industrial power plants for their own exclusive use have chosen to place their solar arrays on their own core site. JLR have yet to demonstrate with the requisite certainty that these same options would not be applicable for them despite having a site with enough land to easily accommodate a solar array of 28 Ha. many times over. The Council therefore considers the Sequential Test carried out as part of the planning application to be lacking a comparison to JLR's peer group of car manufacturers and wider UK industry. Also, the depth of the due diligence is less than we would expect for such a vital comparison of options for siting a development of this magnitude.
- 2) The selected site is presently good arable agricultural land with a capability of yielding significant volumes of a range of crops. This has been consciously selected in preference to the use of developed "brownfield" sites within the applicant's control.
- 3) The proposed development relates to a site covering approx. 28 hectares of undulating arable farmland with boundary hedgerows and mature trees as well as species-rich neutral grassland and broadleaved plantation woodland. It is inevitable therefore that a large area of land will be lost and the biodiversity it provides will be impacted and landscape character will be altered.
- 4) As per Core Strategy policy CS.3, the overarching aim is that the overall balance of outcomes from renewable energy projects should be positive for local communities. JLR have considered the request from Gaydon Parish Council to 'donate' 1.5MW of energy to the village. However, this has not been considered viable and yet no alternative has been offered. As yet it does not appear that any positive effects will be felt locally, contrary to Core Strategy policy CS.3.5)
- 5) A development of this will have a significant visual impact in the landscape which unless managed by the intervention of screening will adversely affect the amenity of the village of Gaydon. There is no substantial tree belt separating and screening the development from the village, and in particular from the closest residential properties. Thus, it must be considered whether the impact on the character of the landscape and on visual amenity is acceptable.
- 6) It is acknowledged that a Solar Array of this size will be accompanied by glint and glare which due to the typography of the site will mean that road traffic approaching the area particularly from the B4100 will be impacted. This will need to be assessed and managed in the interests of highway safety.

7) The proximity of the site to Gaydon Village will result in considerable disturbance to residents due to the noise intrusion arising from the construction phase when pile driving will be necessary. It is not clear as to how effectively this will be managed.

- (ii) Application reference 22/03577/FUL-6 manor Farm Court, Gaydon. Demolition of existing building and construction of 2 No new residential dwelling houses and associated works (in lieu of 4 dwellings previously)

RESOLVED that no representations are made.

- (iii) Application reference 22/03574/OUT -Gaydon Farm, Kineton Road, Gaydon. – Outline Planning application for 6 self-build dwellings, including vehicular access, landscaping, and drainage on land located at Ellis Machinery Yard, Gaydon: all matters reserved except for layout and access off Kineton Road, Gaydon.

The Chair, having previously declared a pecuniary interest in this application left the room. The Chair was taken by Councillor Claxton.

Cllr Hill referred to the previous planning history of this site and the fact that whilst the buildings associated with the Farm House were not listed in their own right, they were part of the setting of a listed building and therefore enjoyed protection afforded to such buildings where development could be shown to have a harmful impact.

RESOLVED that an objection is raised to the application for the following reasons:

- 1) The application is considered to be detrimental to the setting of the dwellings that are located within the curtilage of the Listed Building - Gaydon Farmhouse. Any changes undertaken must be respectful of the setting of the Listed Building and should not adversely affect the special qualities of these buildings within their unique setting.
- 2) The application by virtue of its design is considered unsympathetic to the street scene.
- 3) The proposed use of a single means of access is considered unsuitable in terms of ingress and egress for the occupiers of the proposed dwellings. In addition, it is considered that this shared driveway will be unsuited to the passage of waste disposal vehicles which will be necessary in view of the limited waste storage facilities on site.

Councillor Helps returned to the room and resumed the Chair following conclusion of this item.

8. District Councillor and County Councillor Reports

County Councillor Chris Mills introduced his monthly Report and a copy is enclosed at Appendix B to these Minutes.

Councillor Kettle updated the meeting with progress on matters at Stratford District Council. He reported that the Waste and Recycling contract was now operating smoothly and that

since its introduction there had been a 30% reduction in general household waste and a 10% increase in recycled waste. He also alerted Councillors to the changes to be introduced for the May 2023 election which would require voter identification. For those not in possession an acceptable form of ID, a free identification card can be obtained from the elections officer at SDC. It was agreed that this should be included in the next edition of the Parish Magazine.

Action: Clerk

South Warwickshire local plan – Consultation was now open on the preparation of the new Local Plan to replace the Core Strategy - Parish Councils were able to identify those areas of land that were preferred or not preferred for commercial and residential development in the new Plan. It was agreed that this be included in the Agenda for the February meeting.

Action: Cllr Davies to prepare possible options

9. Finance

Following consideration of the Finance Report it was

RESOLVED that the following payments are approved:

(i) Payments/Signing of Cheques

<u>Ref</u>	<u>Payee</u>	<u>Gross £</u>	<u>VAT £</u>	<u>Net £</u>
Jan_23_1	A. Clarke – Clerk’s Salary	£363.66	£0	£363.66
Jan_23_2	Yu Energy- Street Lighting – October	£16.56	£0.79	£15.77
Jan_23_3	Yu Energy- Street Lighting – October	£184.25	£8.77	£175.48
	<u>Totals</u>			
	<u>Expenditure</u>	<u>£564.47</u>	<u>£9.56</u>	<u>£554.91</u>
	<u>Income</u>			
	<u>Neighbourhood Plan Grant</u>	<u>£4410.00</u>	<u>£0</u>	<u>£4410.00</u>

(ii) PC Balances and Bank Reconciliation are approved (Appendix A)

(iii) 2023/23 Budget and Precept as previously approved are noted including that the 2023-24 Council Tax Precept will be £61.03 at Band D an increase of £1.01 per year.

10. Renewal of Grounds Maintenance Contract

The Clerk reported that the current contractor had quoted a renewal price of £3,693.99 with effect from April 2023. This represented an increase of 10% on the current contract price.

RESOLVED that the Grounds Maintenance Contract with Benchmark Ltd is renewed for a further 12 month period and that the contract specification is reviewed no later than October 2023 prior to retendering on a three year basis.

Action: Clerk

The Meeting closed 10.05 pm

Appendix A

**Bank Reconciliation – 30th
December 2022**

Unity Trust Current account	£	£	£
Opening Balance – 30th November 2022			39,576.65
Less payments since last meeting			
Yu Energy	Street Lighting	184.25	
YU Energy	Street Lighting	16.56	
R. Nash	Clerk’s reimbursement	622.00	
Royal British Legion	Wreath Donation	65.00	887.81
			£38,688.84
Add income received			
Davies Memorials – Memorial Fee		(150)	
Groundwork – Neighbourhood Plan Grant		(4410)	
			(4560)
Cashbook 30th December 2022			£43,248.84
Closing Balance at 30.12.22			£43,248.84

APPENDIX B

Report of County Councillor Chris Mills, Kineton and Red Horse Division - 3rd Jan 2023

Warwickshire County Council Highways

Following last December’s cold spell, WCC received questions about their winter service:

WCC have 29 gritting routes across Warwickshire, which cover 46% of our highway network. Our 29 gritters run out of various depots across Warwickshire (Coleshill, Dunchurch, Henley, Budbrook, Wellesbourne) to ensure that all gritting routes are completed within our target of 3 hours.

Our gritting policy is to grit:

All main traffic routes, A roads, most B roads and some other strategic routes

In urban areas, the accesses to hospitals and main industrial estates

A single route into all villages

Where we have accumulations of snow, we will prioritise the roads on the gritting routes. We also aim to keep at least one route into villages clear of snow.

Further information:

- Up to date information on if we are gritting is on Twitter: www.twitter.com/WarksHighways we publish the times we will be gritting on Twitter.
- Webpage for Warwickshire Gritting: <https://www.warwickshire.gov.uk/gritting> this includes a map showing the routes & all of our gritbins
- Link to our full published winter service policy: <https://api.warwickshire.gov.uk/documents/WCCC-899-215>

Warwickshire Cost-of-Living Summit

At the Warwickshire Cost of Living summit, Warwickshire County Council focused on practical help and advice for the most vulnerable and those groups likely to feel the pressure most. WCC will tailor their help to local needs and support mental health and wellbeing about the help that’s available.

Support for the most vulnerable – WCC will focus their help on those who need it most. We will work to minimise the impact of cost-of-living pressures on the mental health of children and young people. WCC will provide help to ensure our residents receive their full benefit entitlement and free school meals where applicable.

For older people - we will provide support to access and use digital means of support. We will provide help to ensure the full benefit entitlement and support for utility bills. For people with disabilities - we will ensure that information is available in a format that suits all needs. For people whose first language isn’t English - we will produce information in a variety of languages.

Think Active Together Fund and Winter Warm Hub Physical Activity Fund: Open for Applications

Think Active are accepting applications for the following two grants, the closing date for both is 16th January 2023. If you could help us share this information with community organisations across Warwickshire we would really appreciate it

Together Fund

Together Fund offers grants of up to £10,000 to help reduce the impact of the cost-of-living crisis and Covid-19 pandemic for community groups that are working to help people be more active. If you've got an idea to get people active, we'd love to hear from you! Closing date, 16th January 2023. Further information can be found here - <https://thinkactive.org/funding/together-fund/>

Winter Warm Hub Physical Activity Fund

Grants of up to £2000 are available for Warm Hubs to support their communities to be active. Closing date, 16th January 2023, further information is available here - <https://thinkactive.org/funding/winter-warm-hub-physical-activity-fund/>

2 Single bus fare cap in 2023

Warwickshire residents are encouraged to get around by Bus in 2023 thanks to a new Government-backed scheme to save money on fares.

Find out more: <https://www.warwickshire.gov.uk/news/article/3678/getting-around-warwickshire-by-bus-gets-cheaper-in-2023>

Tackling child modern slavery

Responsibility for decision making around child victims of modern slavery in Warwickshire is being granted to Warwickshire County Council.

Find out more: <https://www.warwickshire.gov.uk/news/article/3666/warwickshire-leading-a-new-approach-to-tackle-child-modern-slavery>

Lonely, scared or vulnerable

Warwickshire County Council are reminding residents of the mental health and domestic abuse support services available to help those in need of assistance over the festive period.

Read more: <https://www.warwickshire.gov.uk/news/article/3680/feeling-lonely-scared-or-vulnerable-this-festive-season-help-is-available>

Up-date on Gaydon lay-by.

A meeting is to be arranged with Sally Rolfe and WCC to discuss and solve the problem of overnight parking for HGV's in the lay-by.