

**WROXTON & BALSCOTE PARISH MEETING
MINUTES OF PARISH COUNCIL MEETING at
BALSCOTE VILLAGE HALL on 4th November at 7.30pm**

Present:

Cllr Harvey Marcovitch - Chairman
Cllr Duncan Collins
Cllr Michael Roberts
Cllr Miranda Ker
Cllr Terry Humphreys
Cllr Colbert

Clerk: Gail Williams

Members of the Public 4**65/24 Apologies:** Cllr Walshe**66/24 Welcome:** to 4 members of the Public**67/24 Declarations of Interest:** None**68/24 Minutes of Meeting on 2nd September:** accepted**69/24 Matters arising**

- **Community Speed Cameras** - no progress to-date
- Electricity substation Cllr Roberts has not received a response from Trinity but will keep trying
- **Car Park on Leys Close**, Wroxton still unsightly, CDC have inspected and promised to take action
- **White Horse progress:** no recent response from owner to enquiries from PC
- **Tree planting** No reply from hedge owner to-date and optimal planting time might be missed

70/24 Public Forum no comment at this point**71/24 Finance:****Bank Reconciliation:**

Approved

In line with the procedure set out in the PC's Financial Regulations, Cllr. Humphreys had reviewed and signed the reconciliation as mathematically correct.

Bank Mandate

Cllr Roberts proposed that a revised HSBC bank mandate, including authorised signatories was needed to reflect changes in the membership of the PC as well as the identity of the Parish Clerk.. This required a series of resolutions that were duly discussed and passed, as attached in Appendix 1 below. He noted that this has no impact on the online banking arrangements which are governed by different paperwork.

72/24 Council Business**a) Decisions:**

- **To approve Heads of Terms re lease of mast located at Stonepit 6 to Wireless Infrastructure Group**

Cllr Roberts reported that a new 10 year lease had been under negotiation by Fisher German on the PC's behalf as had been discussed at several previous meetings. This had resulted in an offer to pay annual rent of £2,800 subject to triennial upward only reviews based on RPI and with a contribution of £4,000 to the PC's legal and negotiation costs. It was agreed that this outcome was considerably better than had been expected, given the one sided nature of the 2017 Telecoms Code that now governs such negotiations. Councillors approved the Heads of Terms setting out the

key features of the proposals and agreed Cllr Roberts's recommendation to appoint Brabners to undertake the legal review of the lease wording

- **To request Fisher German to put the opportunity to bid for the 2 telecoms leases at Stonepit 6 to the wider aggregator market**

An offer had been received from Telecoms Infrastructure Partners to take over the leases of both the Stonepit 6 telecoms masts for a period of 25 years with rent of £9,600 annually for 7 years but rent free thereafter. Cllr Roberts tabled a note comparing the discounted value of that potential income stream with the lower expected rent income from the existing leases, which concluded that the concept was not uninteresting (as it would remove the uncertainty surrounding the future of the leases), but that the offer needed to be considerably higher to be economically viable.

Following discussion it was resolved, subject to Fisher German's view of the RFO's calculations, to set our minimum rental requirement as £11000 p.a. for 7 years with a maximum lease of 25 years and to request Fisher German to invite tenders from the wider aggregator market

- **To ratify the allocation decision taken for the two village halls**

Councillors ratified the £2,000 allocations for each Village Hall. Thanks given to the Parish council for support to Wroxton Village Hall from member of the public.

- **To note updated remuneration for Clerk**
 - Noted

b) Discussions:

- **Request from resident for notices re dog fouling**
 - The Parish Council provides bags and bins and decided against signage, which was unlikely to persuade irresponsible pet owners.
- **Volunteer drivers**
 - **Clerk** will seek offers from individuals in both villages to be volunteer drivers (for medical errands etc) and will compile a list to be communicated to villagers via flyers.
 - **Clerk** will also explore free training sessions for the defibrillator
- **Adequacy of road drainage, Balscote**
 - The latest heavy rain illustrated inadequate drainage on Manor Farm Lane. **Clerk** to write to CDC to report this and request attention.
- **Rat problem at Wroxton village pond**
 - **Clerk** to contact pest controller to attend. His proposed cost agreed.
- **Update Church Street Wroxton. White lines and new bollard needing funding.**
 - White line issue is resolved as OCC has removed them.
 - **Clerk** to report hazardous Viburnum bush to Fix my Street
 - **Clerk** to write to OCC asking for confirmation of their offer to a resident to place a bollard and to request any estimated cost to PC
- **Should there be conditions imposed on what VHs may use their agreed allocations for.**
 - PC will not impose any conditions on allocations.
- **Salt bins/bags.**
 - **Clerk** to order salt in accordance with information provided by Cllr Collins.

c) Clerk update:

Fly tipping on A422 reported (repeatedly)

New meeting dates for 2025 booked and circulated to Councillors

73/24 Planning Applications

9. Planning Applications

New Applications

24/02670/F Wroxton; The Old Rectory, Main Street, Wroxton,

Replacement of existing thatch roof with a tile roof to dwelling and bay window, installation of rooflights and erection of porch, and associated works **PC approves**

24/02690/TCA Home Farm, Middle Lane, Balscote. Tree Work

Applications Awaiting Decision

24/02453/LB Woodview, Main Street, Wroxton

Re-instatement of attic bedroom including the addition of two new dormer windows, insertion of two conservation roof lights into existing roof slope and changing existing roof lights to Conservation roof lights **Under Consultation**

24/02223/F Ragnall Farm, Street From Friars Hill To Ragnall Bottom,

Conversion of Hovel into Single Dwelling House and Associated Works **Under Consultation**

24/02180/LB / 24/02179/F Balscote House, Chapel Lane,

Conversion of former agricultural barn to dwelling with associated internal and external works. Erection of lean-to bike/garden store. Demolition of part of wall and creation of new vehicular access with gate to serve Balscote House, alteration to existing driveway, erection of new wall between driveways along with all associated works **No PC Objections**

24/02131/TCA Ladymead, Dark Lane, Wroxton. Tree work.

24/01854/CDISC Alkerton Stone Quarry Street From Alkerton Heading East To Stratford Road Alkerton Details pursuant to Condition 28 (Surface Water Drainage Plan) of planning permission no. (MW.0124/21) - MW.0071/24

24/01858/CDISC Alkerton Stone Quarry Street From Alkerton Heading East To Stratford Road Alkerton

Details pursuant to Conditions 5 (aftercare scheme), Condition 16 (tree protection scheme), Condition 21 (detailed landscaping scheme), Condition 24 (rights of way scheme), of planning permission no. (MW.0124/21) - MW.0073/24

24/01793/F Old Post Office, Wroxton

Conversion of outbuilding to ancillary accommodation (re-submission of lapsed consent ref: 19/01385/F)

24/01479/CM Wroxton Fields Quarry

Aggregate recycling facility and other ancillary development - MW.0063/24

Objections made

MW.0058/23 Wroxton Quarry

Details pursuant to Condition 66 (working in close proximity to electricity pylons or cables) of planning permission no. (MW.0020/19)

24/00977/PIP Land Adjacent To Clearview, Lampitts Green, Wroxton

Permission in Principle - construction of 1 x no dwelling on land adjacent to Clearview

23/03355/LB Barn Rear of Pool Farmhouse, Main Street, Wroxton

Alterations of approved drawings - variation on 21/02773/L

23/02707/F Barn Rear of Pool Farmhouse, Main Street, Wroxton

Variation of Condition 2 (plans) of 21/02772/F - the following design changes - pitched roof over garage and kitchen, entrance doors to threshing barn, staircase position altered in threshing barn, bi-fold doors to dining room, conservation roof lights over kitchen/breakfast room, internal layout changes to kitchen and en-suite of bedroom 1 and bedroom 2 and flue positions

Applications Decided**24/02584/F The Jays, Stratford Road A422, Wroxton,**

Conversion of garage to habitable accommodation and replacement pitched roof and internal alterations

Approved CDC**22/03245/F Apollo Office Park, Ironstone Lane, Wroxton Employment Units****Application refusal: appeal dismissed****24/02074/TCA Wentways, Stratford Road, Wroxton. Tree work****Approved****74/24 AOB**

Cllr Marcovitch send apologies re the meeting in January 2025, Cllr Collins will Chair

75/24 Date Of Next Meeting - Monday 6th January 2025, 7.30pm. Wroxton Village Hall

