

Meeting of Great Alne Parish Council was held at 7pm on Tuesday 17th September 2024 at The Function Room, Maudslay House, Great Alne Park, Henley Road, B49 6HX

PRESENT	<p>Councillors Mr L Bowring, Mrs L Bennett and Mr I Taylor</p> <p>12 members of the public in attendance.</p>
1. APOLOGIES FOR ABSENCE	<p>Apologies received from Cllr Millard and Cllr Kerridge. The Executive Officer did not receive a response from Cllr Holmes about whether or not he could attend the meeting.</p>
2. TRIBUTE TO STEVE AND KATHY BURCH	<p>The Chairman led a heartfelt tribute to the family of Steve and Kathy Burch. The couple were extremely well-liked and respected by the residents of Great Alne, and the Chairman provided details of the significant amount the couple did for our local community while they lived here. The circumstances around their death are tragic, and they will be very much missed. GAPC would like to send its sincere condolences to the family.</p>
3. RESIGNATION OF COUNCILLOR DIANE FRANCIS	<p>The Chairman announced the resignation of Cllr Diane Francis from GAPC at the end of August. He extended his thanks to Cllr Francis for her support and contribution to GAPC. Cllr Francis particularly championed local families and children and we will particularly miss her support on this aspect. The Chairman wished Cllr Francis well, and the other councillors echoed the Chairman's sentiments.</p> <p>The Executive Officer added that Cllr Francis' resignation therefore gave rise to a vacancy for a parish councillor. The Executive Officer will notify Stratford District Council about the resignation, and the vacancy will be advertised in the next newsletter, on Facebook and in the local press as required.</p>
4. DECLARATION OF INTERESTS	<p>None.</p>
5. TO CONFIRM THE MINUTES	<p>Minutes from the July 2024 Parish Council Meeting minutes were approved by the Councillors.</p> <p>Minutes from the Parish Assembly on 21 May 2024 were approved by the Councillors.</p>
	<p><i>ACTION: Minutes to be signed by the Chairman and filed by the Executive Officer.</i></p>
6.	<p><u>OPEN FORUM</u></p>
a. Representations from residents	<p><i>Affordable housing enquiry:</i></p> <p>The Executive Officer confirmed there had been one written representation on affordable housing, which she suggested the Chairman may wish to defer to discuss as part of agenda item h) below. The Chairman agreed.</p> <p><i>The Mother Huff Cap:</i></p> <p>One of the residents at the meeting enquired whether any of the councillors knew what was happening with the Mother Huff Cap as something was happening but there had been little communication. The Chairman said GAPC had not been made aware of any changes, but regardless, we would continue to support the pub going forward. There have been</p>

	<p>some great joint ventures between GAPC and the pub over the last few years and we hope that will continue to be the case. [See also agenda item 8s) below).</p> <p><i>S106 provision for transport service for residents:</i></p> <p>A resident at the meeting enquired about transport provision for residents at GAP under the s106 agreement. The resident explained that the service was advertised in the sales literature to new buyers.</p> <p>The Chairman explained the provision for transport for residents of GAP and the residents of the rest of the parish under the section 106 agreement. For GAP residents the provision should be free of charge, but the other residents of Great Alne would pay a fare. The section 106 agreement was submitted to Stratford District Council but GAPC had not seen it. The Chairman stated that GAPC does not know the current status, and it would be worth following up.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>ACTION: The Chairman will follow up on the status of this transportation service under the S106 agreement with SDC.</i></p> </div>
b. Alcester South SNT & crime statistics update	<p>The Executive Officer provided a summary of the last weekly report provided by the Alcester SNT, with particular focus on the importance of home security following the recent burglaries across our local area, particularly keyless car theft and theft from out buildings.</p>
c. County Councillor's Report	<p>The Executive Officer had received a brief update from Cllr Kerridge as follows:</p> <ul style="list-style-type: none"> • Cllr Kerridge is keen allocation his delegated highways budget for Great Alne which is £10,000 dedicated to highways projects in Great Alne. The Executive Officer and Cllr Millard will be meeting with Cllr Kerridge on Monday 23rd September, along with a WCC Road safety unit - Traffic Management Advisor, to discuss traffic calming in Great Alne;so it is hoped this budget can be used for traffic calming measures; • Cllr Kerridge continues to be impressed by WCC's core responsibilities on SEND, youth justice, care, and social work. He considers that 'Like GAPC, [WCC] are leaders in the field'. • Cllr Kerridge explained that WCC is always seeking more adoption and foster families. • The County Councillor Community Grant applications will be open again soon for organisations that have not received a grant earlier in the year.
d. District Councillor's Report	<p>The Executive Officer confirmed she had not received any update from Cllr Holmes.</p>
e. GAKMH parish councillor representative's report	<p>Cllr Ian Millard is unable to attend the meeting but had confirmed to the Executive Officer before the meeting that there was nothing to report as there had been no meetings since the last GAPC meeting in July.</p>
f. Update on Great Alne Park	<p>Diane Francis had provided the Executive Officer with following update for the purposes of this evening's meeting;</p> <p>With regard to phase three, the show home has now been officially handed over, and work is progressing with the remaining sections:</p> <p>Section 3 (13 properties) will be handed over in November.</p>

<p>g. Climate Action Group update</p>	<p>Section 4 (17 properties) is set for handover in December. Section 5 (18 properties) is expected to be completed in January. In addition, 18 properties have moved in year-to-date, with only 4 remaining in Phases 1 and 2.</p> <p>The street scene is also being updated, with fencing being relocated behind the properties along the main access road on the side of sections 3 and 4.</p> <p>Finally, the village shop is now open for business! The opening hours are from 9:30 AM to 12:30 PM.</p> <p>The Executive Officer and Chairman provided a summary of the Climate Assembly event run by SDC on 5th September 2024, specifically the workshops they had each attended and the information gathered. It was a well-attended and very informative conference.</p> <p>The Executive Officer provided an overview of progress on each of the SDC CCCF projects, with further detail on the drain clearance project and planting in the park being provided in the individual councillor's reports which will be annexed to these Minutes.</p> <p>The Executive Officer also shared details of the working partnership between the volunteers from GAPC's Climate Action Group's Biodiversity Team and the school, whereby the volunteers are helping to run the new weekly Eco Club and engaging with the children in activities such as bug hotels, hedgehog corridors, bio blitzing and hopefully tree-planting later in the season.</p>
<p>h. Affordable Housing Update</p>	<p><u>Webpage update:</u></p> <p>The Executive Officer explained that an update has been added to the dedicated Affordable Housing webpage on the GAPC website. https://www.greatalne-pc.gov.uk/rural-affordable-housing-in-great-alne.cfm?source=left&fbclid=IwY2xjawGHo0hleHRuA2FlbQlXMAABHbTNO0QyNXIjomIEtr2pQe3t-CS_bRzgpvw5-iirzYml3ENjAXmOWP6r6A_aem_j5n9gQzUxh3DK9UPtG_EUQ</p> <p>The update includes feedback from our Rural Housing Enabler on the additional sights suggested by a resident during the initial Community Consultation process – which were investigated as a separate exercise to the sites in the main Community Consultation. A report on the results from the main Community Consultation has also been added, along with a scoring table explaining how the top three sites (in order of preference) have been assessed. The update also provides an overview of the steps that will be taken during the project, with reference to the process followed in delivering the successful Linfoot Oaks development. There is also guidance on the overall timeframe.</p> <p>The next stage requires GAPC to develop a set of criteria against which the top three sites will be assessed. Once this list of criteria has been agreed, it will be shared with the community and consulted on at a public meeting.</p> <p><u>Written representation from resident:</u></p> <p>The Executive Officer stated that a resident has submitted queries concerning the affordable housing scheme and its associated processes. The resident was unable to attend the PC meeting, but the Chairman had considered the enquiries prior to the meeting. A written summary will also be provided to the resident in due course.</p> <p>The questions relate to the validity of the need for affordable housing and the Chairman responded as follows beneath each enquiry:</p>

Firstly, how the s106 contribution from Great Alne Park was allocated – how many affordable homes did it secure outside of Great Alne and what tangible benefits has this brought to the Great Alne community?

To clarify the position with the s106 contribution from Great Alne Park: the original intention was for extra care accommodation (ie a nursing home) to be built on the Great Alne Park site.

It was not affordable housing that would be available for the general population: there would need to be extra care requirements to qualify. However, the district and county council's preference was for the £5 million s106 contribution to be invested into their own project in Alcester. The contribution was paid over on the condition that the facility would give Great Alne residents priority access to the extra care accommodation.

WCC has not been able to deliver this – there was a location in Alcester suggested but for various reasons, this has not been developed further. There is currently £5 million sitting in WCC's bank account and GAPC is endeavouring to establish what WCC's plan is to provide the extra care facility.

Secondly – the site selection process: why were several new potential sites discounted without broader community consultation. Why were they excluded? Could a multiple criteria decision analysis be developed to consider additional factors?

Regarding the sites that were discounted without broader community consultation – Sarah Brooke Taylor, our Rural Housing Enabler from WRCC, has provided a report on the additional sites considered, which is separate from the main Community Consultation. This report is available on the GAPC's website on the page dedicated to affordable housing. GAPC will ask Sarah to attend the next PC meeting to clarify: however, the initial process for assessing any sites involves a visit to ensure the sites meet a basic set of criteria – if they do not, then they would be considered unsuitable as potential sites. There is therefore no benefit or need to consult on them as the WRCC would not recommend taking them any further.

As explained above, GAPC will now develop a set of site selection criteria against which the top three sites will be assessed. This will include, for example, the number and types of properties required (currently 16 dwellings), flooding, biodiversity, safety, access and speeding considerations.

Once this list of criteria has been agreed, it will be shared with the community and consulted on at a public meeting. We will ask WRCC for input and we will be open to community suggestions as to how the criteria might be improved: it is a very transparent process.

In relation to infrastructure concerns – potentially 16 new dwellings are not going to stretch the amenities in the village.

The Chairman also considered it a good idea to look back at the process for Linfoot Oaks and see if any of the concerns raised came to fruition.

Thirdly, concerns raised about the transparency of the voting system.

On the voting system query – the Chairman is confident the votes do add up correctly having reviewed them considerably. The method adopted by the WRCC (which will be the same for any potential affordable housing scheme) is a sensible and reasonable way of doing it. The Chairman explained the system from the most preferred score down to the least preferred. He accepted it was not very clear on the report, which is why GAPC has prepared a table to make the scoring easier to understand and this is on the webpage. It is perhaps slightly confusing as some people may have only scored a couple of sites, so we

<p>7.</p> <p>a. Flooding</p>	<p>are not necessarily getting 5 votes from everyone. However, hopefully the new information on the webpage will make it easier.</p> <p><i>Finally, the need for further community consultation as to whether there is support for a new development at all. The resident questioned whether a response rate of 10% to the initial survey was a significant representation and the views of the wider demographic may be different.</i></p> <p>The point raised about the response rate is a misunderstanding. There was a stipulation in the initial housing needs survey that it was to be completed and returned <i>only</i> by those who had a connection with Great Alne, and a need for affordable housing. There were only 17 respondents who met those criteria. This reconciles with 16 families who are currently registered with SDC on the affordable housing list for Great Alne- in other words there is a direct correlation between the number that responded to the survey and the number of homes we know are required. It was always going to be the case that the majority of residents would not need or 'qualify' to respond.</p> <p>There appears to be misconceptions and errors surrounding the process and these need to be addressed. As GAPC progresses through further consultations, we will ensure full explanations and transparency. We encourage feedback from residents at each stage. Cllr Bennett commented that an example of misconception is on the original sites map, large areas had been identified but we are only actually talking of a site that sits on approximately an acre.</p> <p>The Chairman said there are a number of decisions that have yet to made including eg the exact number of units required; the number of affordable homes versus owner occupiers. We should also acknowledge that throughout this process people may change their minds/ needs change. Our aim is to be as fair and transparent as possible throughout the process.</p> <p>A resident at the meeting commented that if they weren't greenfield sites that were being proposed, they might be better supported; to which the Chairman responded that there can be no development in the greenbelt area at all, but the exception to that is affordable housing. Furthermore, there are no more brownfield sites in Great Alne. Under the current rules we should provide for the need that is identified. The new Government wants to build more homes and is looking at the greenbelt. GAPC should ensure any development in the parish is on our terms, rather than being told by another authority that we have to accommodate a very large development.</p> <p>MATTERS ARISING</p> <p><u>General Maintenance Update</u></p> <p>Please refer to the report provided by Cllr Taylor at Annex 1.</p> <p>Cllr Taylor provided a summary for the benefit of residents. He also added the following updates:</p> <ul style="list-style-type: none"> • Subscan were recently in the main village for three days, clearing an estimated 80/85% of the drains. Henley Road from GAKMH up to the Cricket Club has now been completed and we are liaising with Subscan on how best to get this work finished. We have extensive CCTV of the pipework from the Mother Huff Cap to the grit store and a report has just been received from Subscan on the state of all pipework investigated, which runs to 102 pages. • The next step will be to analyse this report and feedback to WCC on what they need to review in the report and accept responsibility for. • Work has been done on the ditches along Spermal Lane by Time Barnsdale.
------------------------------	--

	<ul style="list-style-type: none"> • GAPS has met with several farmers and landowners regarding the ditching and much of this will be done after the harvest – eg the Parish ditch at the Alne Cote S-bend. The Warwickshire Wildlife Trust (WWT) has also been engaged with us at these meetings and landowners and farmers regarding potential Natural Flood Measures (NFM) on their land. • There is work to be undertaken by the Woodland Trust in Coffee Pot Wood – specifically excavation of the culvert from Henley Road to the river. • We remain in regular contact with WCC Highways to progress the activities they have committed to. They are currently highly frustrated at the lack of progress by their subcontractors. GAPC plans to escalate this to Cllr Kerridge. • GAPC has recently held an information sharing meeting with local parish and town councils which explained the actions we have been taking as a parish council as well as practical steps for setting up a community Flood Action Group. • Over the next month we intend to put further pressure on WCC Highways regarding the outstanding works, further correspond with the Woodland Trust regarding the tree in the river and work together with the WWT regarding the NFMs. <p>The Chairman thanked all the FLAG volunteers and particularly Cllr Taylor and Roger Bennett for their work and efforts on the flooding issues.</p>
b. Streetlighting	<p>The Executive Officer confirmed that the legacy column on School Close is still waiting to be removed. However, it is on WCC's radar and it should be taken down when the team are next in the area.</p> <p>The councillors discussed that there are still dark patches around the main village, particularly from the Mother Huff Cap to the school and on Sernal Lane. The Chairman said that we should consider undertaking a review of streetlights now they have all been upgraded to LEDs, with a view to considering whether a few more would be beneficial.</p>
c. Noticeboard lock	<p>The Executive Officer confirmed that the faulty lock on the noticeboard by GAKMH had been attended to by the manufacturer and the door now locks completely.</p>
d. Benches	<p>The Executive Officer confirmed that the three benches in the main village have been refurbished, but the feedback from the contractor was they would all need replacing over the next few years.</p>
e. Highways	<p>The Clerk confirmed that road closure notifications have been received for Pelham Lane and Park Lane for the installation of the cabling for ultrafast broadband.</p> <p>The Executive officer has also been chasing WCC Highways about the planned repairs to the road next to the defibrillator kiosk on School Road as this has now been promised for several months. There is no firm date as yet.</p>
f. Footpaths survey	<p>Please refer to Annex 2 for the update on the Footpaths project.</p> <p>Lead volunteer Bob Larbey added that we need to push hard to obtain more volunteers to assist with the repairs and signage work. The more volunteers we get, the further the s106 funds will stretch. Bob also said he has been working on prioritising the schedule of works and the budget.</p> <p>Please refer to Annex 3 for Cllr Millard's update on CSWG / Road Safety.</p>

g. Community Speed Watch / Road Safety Update	Cllr Millard had asked the Executive Officer to report that there are no major issues and progress is good overall. Feedback from WCC on the speeding survey data is one area that he would like to progress. Cllr Millard will work on this with the Executive Officer.
7b.	
	<u>Recreation Ground and defibrillator</u>
a. Park maintenance and repairs	Cllr Bennett has provided an update Report at Annex 4, attached.
	<p>Cllr Bennett also provided the following information:</p> <ul style="list-style-type: none"> • The wetpour repair kit has been received to carry out the repairs to the entrance to the toddler play area. We have approached two companies for quotes so far and will be seeking a quote from a contractor recommended by SDC. Although the issue was considered to be a low risk in the recent Annual Inspection Report, Cllr Bennett and the Executive Officer considered the areas should be repaired as they appear to have deteriorated in the recent bad weather. • We have encountered an issue with moles in the park and these are a nuisance for the grounds maintenance company. Cllr Bennett is looking into humane ways to address the problem, with guidance from the Biodiversity team. • The Annual Inspection Report has just been received which is 72 pages long. Ideally, we will engage a play maintenance company to look at it and tell us what's really necessary and needs to be done. • We have had to order spare parts for one of the toddler swings which is missing its middle bridge and fixings. The Executive Officer liaised with the supplier and as there was previously a known defect in the manufacture of this item, has negotiated replacement parts free of charge. We will pay for postage, along with the fixing required for the springer horse. The parts are due to arrive on 7th October.
b. Community Planting Plans update	<p>Cllr Bennett and the Biodiversity Team have provided an update Report at Annex 5, attached, which covers the plans for community planting, working with WCC Ecology Team for the establishment of a Community Orchard and progress on the planned rainwater harvesting structure, being funded by SDC's CCCF.</p> <p>Next steps are to speak with the operators of the Mother Huff Cap out of courtesy about the rainwater harvesting structure, and to arrange a man with a van to collect the poplar planks from the woodland belonging to two of our volunteers so that work can start soon on the rainwater harvesting structure.</p>
c. Defibrillator update	There is not much to report on the defibrillator other than the kiosk has been painted and looks much better.
	MAIN BUSINESS
8.	<u>FOR INFORMATION</u>
a. Applications to the County Councillor Grant Fund	<p>GAPC made two applications to this fund – one for the smaller fund for £350 for Chatty Café and huff space, and an application to the larger fund to enable an ecological survey to be funded at the same time as the feasibility study for the proposed Greenway between Great Alne and Alcester. Great Alne Primary School also made an application for its Eco Club for the provision of equipment and materials.</p> <p>The Executive Officer was delighted to report that the Eco Club's application (for which the Executive Officer provided some assistance) has been successful and the Club now has funding to support its ongoing activities. The application for the grant for Chatty Café and huff space has also been successful.</p>

b. Update on Chatty Café and huff space	Following a reduction in numbers of attendees at Chatty Café, and a summary of the situation provided by one its lead volunteers, the councillors agreed that Chatty Cafe should be run once a month over the winter period but that we should provide a light lunch ie soup and a roll to those attending. This will mean another 6 sessions until March, at which point the councillors will review attendance and decide whether it is worth continuing with the initiative or whether it has run its course.
c. NALC's Star Council awards	The Executive Officer confirmed that an application has been submitted to the NALC Star Council Awards for GAPC's Climate Action measures, with specific focus on the efforts to mitigate, prevent and alleviate flooding in the parish. We should hear back towards the end of the year.
d. Call for volunteers	Further to Bob's call for volunteers for the Footpaths project, the Executive Officer explained that there are a number of projects and roles coming up for which we need more volunteer input. A flyer will be added to the next newsletter highlighting where the urgent need is. Please contact the Executive Officer if you can help at greatalne.parishcouncil@gmail.com
e. Newsletter	Work will start on the autumn newsletter over the next few weeks.
f. GAPC website	The Executive Officer confirmed that SDC have been working on upgrading GAPC's website to wordpress and the draft had just come through for review. A further update will be provided at the next meeting.
g. Venue locations for meetings	Great Alne Primary School would be happy to host the GAPC meetings. The Head has said he would be happy for the Executive Officer to be a keyholder for the purposes of these meetings only. The Executive Officer will discuss further with the Chairman.
h. Survey Monkey subscription cancelled	The Clerk confirmed she has cancelled the Survey Monkey subscription when it comes up for renewal in November. It has not been used as much as we hoped so we are not getting value for money. Furthermore, there is apparently a tool in Google Drive for creating surveys that we can use instead.
i. Great Alne Parochial Charity update	Cllr Millard asked the Executive officer to confirm that revised posters for the charity had been placed around the main village with a focus on school uniform – but at the time of his report there had been no applications made.
	<u>FOR DECISION/ APPROVAL/ACTION</u>
j. Purchasing of wooden stiles from s106 money for footpaths project	The Executive Officer sought approval for purchasing of two new wooden stiles from the S106 footpaths money held by WCC for footpath 180/AL92a/1. The s147 authorisation form has been completed by the landowner. The councillors asked whether the landowner had requested wooden stiles or whether we had suggested it? It was agreed that a site visit would be appropriate to consider whether there are any other options at this location.

	<div style="border: 1px solid black; padding: 5px;"> <p>ACTION: Site visit to be arranged for the councillors to consider the location and possible alternative options.</p> </div>
<p>k. Subscan invoice</p>	<p>The Executive Officer sought agreement on next steps for addressing Subscan's outstanding work/ invoice following work to clear drains/ CCTV investigation in Great Alne in August 2024. After discussion about the areas that had not been cleansed and inspected with CCTV, the number of hours the operatives spent on site and the issues with the traffic management, it was agreed that GAPC would offer to pay a percentage of the invoice on the basis of the percentage of the quoted works that had been completed. It was agreed that Cllr Taylor would email Subscan to this effect.</p>
<p>l. Approval for engagement of M&P Building Ltd to carry out the park repairs</p>	<p>The Executive Officer sought approval for engagement of M&P Building Ltd to carry out the wet pour repair in the recreation ground, as per the invoice circulated to councillors. It was agreed that M&P should carry out the wetpour repair and that the Executive Officer should ask M&P to do the cradle swing repair at the same time.</p>
<p>m. Update on energy supplier switch</p>	<p>The Executive Officer updated the councillors on the ongoing issues with trying to switch energy suppliers and how that was currently not possible with the two MPANS still not being merged by National Grid. In the interim, the Executive Officer had been advised by npower Business Solutions, our current supplier, that it was more cost effective to stay on the default rate. The councillors agreed that we should remain on the variable rate for now, with the Executive Officer monitoring the variable rate charges.</p>
<p>n. Unity Trust new fee structure from September 2024</p>	<p><u>FOR DISCUSSION</u></p> <p>The Executive Officer explained at the last meeting that Unity Trust Bank were changing the fee structure for GAPC by placing the council in a different tier for charges. This would result in an additional fee of 15 pence per transaction. As GAPC is only marginally over the annual turnover threshold for this new tier, the Executive Officer had raised a complaint objecting to the new charging regime – on the basis that the figure calculated for turnover included transfers between the two Unity Trust accounts. The bank had investigated the complaint and rejected it on the basis they were entitled to include inter-account transfers. The new charging regime comes into force at the end of September.</p>
<p>o. External Auditor Enquiries</p>	<p>The Executive Officer explained that Moore had sent two enquiries – one regarding the variance in staff costs between 2022/23 and 2023/24; and one concerning the procurement process for the streetlighting upgrade and ensuring compliance with the Financial Regulations in place at the time. The Executive Officer has responded to the enquiries and is awaiting sign off on the audit.</p>
<p>p. SDC feedback on the woodland area next to Coffee Pot Wood</p>	<p>SDC have sent an email to GAPC explaining that they have not been able to contact the landowner of this site next to Coffee Pot Wood so have decided to close the file. GAPC has responded that this cannot be a reason to consider the investigation complete and asked for the matter to be given further consideration, especially in light of the landowner planting non-native species in the woodland ie bamboo. Our contact at The Woodland</p>

<p>q. Update on the Plantation area</p>	<p>Trust has also emailed the enforcement officer at SDC in support of GAPC's position. The Executive Officer will report back on any developments at the next meeting.</p> <p>A site meeting has been held at the Plantation between Cllr Millard and a representative from Bloor Homes to discuss the overgrown vegetation and need for maintenance on the land. It is a flood plain, and a lot of the dead undergrowth needs to be cleared away to increase capacity for rainwater. The company accepted that not much maintenance had been carried out on this land for some time (it was never acquired with the intention of development). The representative asked if GAPC had had professional advice, but they also have their own advisers who could help. The representative was non-committal but said he would report back. Cllr Millard will follow up again if nothing is forthcoming.</p>								
<p>r. Update on GAPC website upgrade</p>	<p>Cllr Taylor has continued to research into suitable alternatives for the GAPC website provider, with the help of a local volunteer, Helen Reid from Reid Creative. Cllr Taylor shared some information from Helen about the most suitable options for councillors to consider. Cllr Taylor is going to circulate the slides to councillors for them to review prior to the next meeting.</p>								
<p>s. Mother Huff Cap update</p>	<p>The Councillors discussed the future of the Mother Huff Cap as there is allegedly a three-year break clause in the contract that the current operators are planning to take advantage of. It is believed they will be leaving at the end of October, but we understand there is another operator due to take over the lease. The pub was registered as a community asset with SDC 3 years ago. Further information will hopefully be available in time for the November meeting.</p>								
<p>9. Planning applications</p>	<p><u>PLANNING</u></p> <p>Between meetings, GAPC has submitted the following responses:</p> <ul style="list-style-type: none">• a response of 'no representation' to planning application 24/01555/LBC/24/01554/FUL – West Meadow Barn Manor Court Henley Road Great Alne Alcester B49 6HR.• a response of 'no representation' to planning application 24/01664/VARY – Juniper, Henley Road, Great Alne, B49 6HX.• A response of 'no objection' to planning application 24/01972/TREE - The Lodge Henley Road Great Alne Alcester B49 6HR• A response of 'no objection' to planning application 24/01970/TREE - Barnfield 1 Gunn Court Park Lane Great Alne Alcester B49 6HS <p>The following are the planning applications recently submitted in the parish of Great Alne and their current status.</p> <p>Any yellow highlighted applications are still to be determined, with submissions to SDC yet to be completed.</p> <table><tr><th>Reference</th><th>Received</th><th>Status</th><th>Address</th></tr><tr><td>24/02100/VARY</td><td>20/8/24</td><td>Pending consideration</td><td>Crocketts Farm Alne Hills Great Alne Alcester B49 6JS</td></tr></table>	Reference	Received	Status	Address	24/02100/VARY	20/8/24	Pending consideration	Crocketts Farm Alne Hills Great Alne Alcester B49 6JS
Reference	Received	Status	Address						
24/02100/VARY	20/8/24	Pending consideration	Crocketts Farm Alne Hills Great Alne Alcester B49 6JS						

24/01970/TREE	7/8/2024	Pending Consideration	Barnfield 1 Gunn Court Park Lane Great Alne Alcester B49 6HS
24/01972/TREE	7/8/2024	Pending Consideration	The Lodge Henley Road Great Alne Alcester B49 6HR
24/01664/VARY	5/7/2024	Permission with conditions	Juniper Henley Road Great Alne Alcester B49 6HX
24/01554/FUL	24/6/2024	Pending Consideration	West Meadow Barn Manor Court Henley Road Great Alne Alcester B49 6HR
24/01555/LBC	24/6/2024	Pending Consideration	West Meadow Barn Manor Court Henley Road Great Alne Alcester B49 6HR
24/01114/TREE	3/5/2024	Pending Consideration	2 Gunn Court Park Lane Great Alne Warwickshire B49 6HS
24/01076/AMD	29/4/2024	Application Withdrawn	Juniper Henley Road Great Alne Alcester B49 6HX
24/00768/VARY	28/3/2024	Pending Consideration	Alne Wood Park Natural Burial Ground Sernal Lane Great Alne Warwickshire B49 6JG
23/02421/FUL Appeal	27/3/2024	Appeal In Progress	Alne Park Park Lane Great Alne Alcester B49 6HS
24/00559/AMD	5/3/2024	Approval of Non Material Amendment	Great Alne Park Henley Road Great Alne B49 6HS
24/00489/TREE	27/2/2024	Tree Consent with Conditions	The Spinney Henley Road Great Alne Warwickshire B49 6HX
24/00434/TREE	20/2/2024	Tree Consent with Conditions	Woodbine Cottage Henley Road Great Alne Alcester B49 6HX
24/00241/FUL	31/1/2024	Pending Consideration	Alne Cote School Road Great Alne Warwickshire B49 6HG
24/00242/LBC	31/1/2024	Pending Consideration	Alne Cote School Road Great Alne Warwickshire B49 6HG
24/00041/LBC	8/1/2024	Listed Building Consent Approved	The Lodge Henley Road Great Alne Warwickshire B49 6HR
23/03414/TREE	19/12/2023	Tree Works Approved	The Lodge Henley Road Great Alne Warwickshire B49 6HR

23/03299/FUL	7/12/2023	Application Withdrawn	Crocketts Farm Alne Hills Great Alne Warwickshire B49 6JS
23/03066/TEL28	14/11/2023	Comments sent	PCP005 Henley Road Opposite Little Orchard Henley Road Great Alne
23/03039/TREE	13/11/2023	Tree Consent with Conditions	Great Alne And Kinwarton Memorial Hall Henley Road Great Alne Warwickshire B49 6HL
23/02992/FUL	7/11/2023	Pending Consideration	Alne Cote School Road Great Alne Warwickshire B49 6HG
23/02993/LBC	7/11/2023	Pending Consideration	Alne Cote School Road Great Alne Warwickshire B49 6HG
23/02882/FUL	25/10/2023	Permission with conditions	The Lodge Henley Road Great Alne Warwickshire B49 6HR
23/02812/VARY	18/10/2023	Variation Permitted with Conditions	Alne Wood Park Natural Burial Ground Spernal Lane Great Alne Warwickshire B49 6JG
23/02777/TREE	12/10/2023	Tree Works Approved	Stuart Cottage Park Lane Great Alne Alcester B49 6HS
23/02778/AMD	11/10/2023	Approval of Non Material Amendment	Maudslay Park Great Alne
23/02474/TREE	13/9/2023	Tree Works Approved	Whitts End Park Lane Great Alne Alcester B49 6HS
23/02421/FUL	11/9/2023	Planning Permission Refused	Alne Park Park Lane Great Alne Alcester B49 6HS
23/02292/TREE	29/8/2023	Tree Works Approved	Gunn Court Park Lane Great Alne
23/02079/FUL	4/8/2023	Permission with conditions	7 Linfoot Oaks Great Alne Warwickshire B49 6RG
23/02038/TREE	1/8/2023	Tree Works Approved	The Lodge Henley Road Great Alne Warwickshire B49 6HR
23/01942/TREE	21/7/2023	Tree Works Approved	Coffee Pot Wood Henley Road Great Alne Warwickshire B49 6HR

There is one submission to be made following the meeting, Crocketts Farm - [24/02100/VARY](#). The councillors discussed the application and did not have any objection to the proposals. The Chairman wished to have the opportunity to check the recent

	correspondence on this application, but subject to him confirming, it was agreed to make a submission of NO OBECTION.																																																			
8.	ACCOUNTS																																																			
a. Scribe update	The Executive Officer has had a preliminary onboarding session for the accounts package and the cost centres/ payment structure have been inputted. The package is not yet being used to do the accounts as the Executive Officer needs to have sufficient training.																																																			
b. Progress against budget report	The Executive Officer noted that we are over budget primarily due to expenditure on the noticeboards, which had been unbudgeted. We are currently running at 64% for halfway through the financial year.																																																			
c. Accounts information	<p>The following is a list of invoices and payments presented for authorisation and paid since the last PC meeting on 16th July 2024. Any blue cells represent payments currently set up to be authorised by a second bank signatory.</p> <p>Any yellow cells represent payments authorised, but not paid/ direct debit not taken.</p> <table><tr><td>22.7.24</td><td>Scribe accounts set up - Inv-6488</td><td>298.80</td></tr><tr><td>23.7.24</td><td>Expenses to RG for postcrete for new gates at the recreation ground - from Screwfix</td><td>32.45</td></tr><tr><td>30.7.24</td><td>PlaySmart UK - wet pour mix for playground Proforma inv</td><td>228.00</td></tr><tr><td>31.7.24</td><td>Limebridge Rural Services Ltd Inv 3101</td><td>548.40</td></tr><tr><td>1.8.24</td><td>Scribe - subscription 1.8-31.8 (2024) Inv-6489</td><td>43.20</td></tr><tr><td>3.8.24</td><td>Npower Business Solutions</td><td>64.98</td></tr><tr><td>8.8.24</td><td>Clerks expenses for July 2024</td><td>75.42</td></tr><tr><td>8.8.24</td><td>Clerks wages for July 2024 (paid 3p less due to overpayment of 3pm previously)</td><td>1230.04</td></tr><tr><td>8.8.24</td><td>HMRC payment. NICS - E'ers=£77.68 E'ees=£21.83, KB Inc tax = £69.00. Total for tax period 5 = £168.51</td><td>168.51</td></tr><tr><td>12.8.24</td><td>Alcester Maintenance - Inv 0110 - kiosk and bench refurb</td><td>573.00</td></tr><tr><td>16.8.24</td><td>Npower Business Solutions</td><td>59.52</td></tr><tr><td>23.8.24</td><td>SDC - Inv 2027953 - dog bins and litter bins</td><td>171.00</td></tr><tr><td>20.8.24</td><td>Alcster Maintenance</td><td>75.00</td></tr><tr><td>20.8.24</td><td>NALC inv 770186537667 - Unleashing the power of LCs 26.6.24</td><td>39.22</td></tr><tr><td>30.8.24</td><td>Limebridge Rural Services Inv 3141 - mowing</td><td>548.40</td></tr><tr><td>10.9.24</td><td>Clerk's wages for Aug 2024</td><td>963.76</td></tr><tr><td>10.9.24</td><td>Clerks expenses for Aug 2024</td><td>59.42</td></tr></table>	22.7.24	Scribe accounts set up - Inv-6488	298.80	23.7.24	Expenses to RG for postcrete for new gates at the recreation ground - from Screwfix	32.45	30.7.24	PlaySmart UK - wet pour mix for playground Proforma inv	228.00	31.7.24	Limebridge Rural Services Ltd Inv 3101	548.40	1.8.24	Scribe - subscription 1.8-31.8 (2024) Inv-6489	43.20	3.8.24	Npower Business Solutions	64.98	8.8.24	Clerks expenses for July 2024	75.42	8.8.24	Clerks wages for July 2024 (paid 3p less due to overpayment of 3pm previously)	1230.04	8.8.24	HMRC payment. NICS - E'ers=£77.68 E'ees=£21.83, KB Inc tax = £69.00. Total for tax period 5 = £168.51	168.51	12.8.24	Alcester Maintenance - Inv 0110 - kiosk and bench refurb	573.00	16.8.24	Npower Business Solutions	59.52	23.8.24	SDC - Inv 2027953 - dog bins and litter bins	171.00	20.8.24	Alcster Maintenance	75.00	20.8.24	NALC inv 770186537667 - Unleashing the power of LCs 26.6.24	39.22	30.8.24	Limebridge Rural Services Inv 3141 - mowing	548.40	10.9.24	Clerk's wages for Aug 2024	963.76	10.9.24	Clerks expenses for Aug 2024	59.42
22.7.24	Scribe accounts set up - Inv-6488	298.80																																																		
23.7.24	Expenses to RG for postcrete for new gates at the recreation ground - from Screwfix	32.45																																																		
30.7.24	PlaySmart UK - wet pour mix for playground Proforma inv	228.00																																																		
31.7.24	Limebridge Rural Services Ltd Inv 3101	548.40																																																		
1.8.24	Scribe - subscription 1.8-31.8 (2024) Inv-6489	43.20																																																		
3.8.24	Npower Business Solutions	64.98																																																		
8.8.24	Clerks expenses for July 2024	75.42																																																		
8.8.24	Clerks wages for July 2024 (paid 3p less due to overpayment of 3pm previously)	1230.04																																																		
8.8.24	HMRC payment. NICS - E'ers=£77.68 E'ees=£21.83, KB Inc tax = £69.00. Total for tax period 5 = £168.51	168.51																																																		
12.8.24	Alcester Maintenance - Inv 0110 - kiosk and bench refurb	573.00																																																		
16.8.24	Npower Business Solutions	59.52																																																		
23.8.24	SDC - Inv 2027953 - dog bins and litter bins	171.00																																																		
20.8.24	Alcster Maintenance	75.00																																																		
20.8.24	NALC inv 770186537667 - Unleashing the power of LCs 26.6.24	39.22																																																		
30.8.24	Limebridge Rural Services Inv 3141 - mowing	548.40																																																		
10.9.24	Clerk's wages for Aug 2024	963.76																																																		
10.9.24	Clerks expenses for Aug 2024	59.42																																																		

	<table><tr><td>10.9.24</td><td>HMRC payment. NICS - E'ers=£28.39. Total for tax period 4 = £28.39</td><td>28.39</td></tr></table>	10.9.24	HMRC payment. NICS - E'ers=£28.39. Total for tax period 4 = £28.39	28.39
10.9.24	HMRC payment. NICS - E'ers=£28.39. Total for tax period 4 = £28.39	28.39		
	<p>Councillors approved the payments list.</p> <ul style="list-style-type: none">• Bank Account Balances @ 10 September: £50,659.51<ul style="list-style-type: none">▪ Unity Trust Current Account T1 ending 0348: £3,288.14▪ Unity Trust Instant Access Account (reserves) ending 0351: £47,371.37• Money in: None• Transfers: £5,000 of general reserves moved from 0351 to 0348 – approved by Chairman over email on 11.9.24• Other financial information: see earlier agenda item regarding Unity fee tier change and reduction in interest rate.			
11. Correspondence since the last PC Meeting	<ul style="list-style-type: none">a) Liaising with WCC and other groups and organisations re flooding, highways and training of volunteersb) Emails re Climate Action Group projects and Climate webinars/ eventsc) Emails about footpaths projectd) Correspondence re affordable housing projecte) New project – assisting school with Great Alne History projectf) Liaising with WCC re streetlight upgrade and outstanding tasksg) Emails re noticeboardsh) Correspondence regarding the park and spare parts/repairs and the annual inspectioni) Various correspondence dealing with residents' queries including; flooding concerns, mole issue in the park, speeding issues, issues re non-resident dogs in Great Alne Park, issues re overgrown hedges, full fibre broadband enquiries, questions re road closures and carriageway repairs, query re the village shop, volunteering opportunities.j) Alcester SNT Team: weekly police report.			
12. Date and venue of the next meeting	<p>The next meeting will take place at 7pm on Tuesday 19th November 2024 in The Function Room, Maudslay House, Great Alne Park.</p> <p>*****</p> <p><i>Councillors are reminded of their duty to consider all aspects of equal opportunities, crime prevention, unlawful discrimination, biodiversity of the natural habitat, and other best practice when making decisions at the meeting.</i></p>			
	<p>The Meeting ended at 10.20pm.</p> <p>*****</p>			