



Minutes

Ordinary Meeting of Preston on Stour Parish Council

Held on: Thursday 18th July 2024 at 7:30pm
Place: The Three Parishes Millennium Hall, Preston on Stour

Present: Cllrs Will Spencer (Chair), Anna Corser (Vice-Chair), James Seccombe

In attendance: Laura Callow (Parish Clerk)

Members of the public: 1

27/24 WELCOME and APOLOGIES - DC Cllr Dominic Skinner, WCC Cllr Izzi Seccombe, Graham Carter on behalf of Alscot Estate

28/24 Declaration of Interest - there were none to receive

29/24 CONFIRMATION OF MINUTES

The minutes of the Annual Parish Council meeting from 16th May 2024 were **confirmed** and **signed**.

Proposed: Cllr Spencer

Seconded: Cllr Seccombe

All in favour

30/24 Open Forum - No comments

31/24 Alscot Estate - Alscot Estate have emailed a report that is attached to these minutes. (Appendix A) this report was read aloud by Cllr Spencer.

32/24 DC Dominic Skinner - DC Dominic Skinner has emailed his report that is attached to these minutes. (Appendix B)

33/24 CC Izzy Seccombe - No report received

34/24 ST, Mary's Church - Andrew Holman-West (churchwarden) informed everyone the wall has now been finished.

35/24 Grant Application - It was agreed to pay the £100.00 grant to PEG.

Proposed: Cllr Spencer

Seconded: Cllr Corser

All in favour

36/24 Financial Regulations- it was agreed Preston Parish Council will adopt the new Financial Regulations.

37/24 FINANCIAL MATTERS

- i. The financial report was discussed and agreed
- ii. Bank Reconciliation
- iii. 2 invoices were approved for payment

Inv 6	Clerks wage	£401.50	
Inv 7	PEG Grant	£100.00	

Proposed Cllr Seccombe

Seconded Cllr Spencer

All in favour

38/24

Planning

- i. **24/01412/TREE Park Farm, Preston on Stour - NO OBJECTION** - Clerk submitted the response on 03/07/2024
- ii. **24/00088/FUL Alscot Park, Atherstone on Stour - NO OBJECTION** - Clerk submitted the response on 03/07/2024

39/24

Councillors Reports and items for future agendas

- i. **War memorial maintenance** - Cllr Spencer will look into who we need to contact about getting the memorial cleaned and any other maintenance that might need sorting.
- ii. **Flood prevention** - SDC have recently cleaned the Roadside gulleys. They were also going to get a jetter to do the main pipe that comes down the road and if there are any blockages they would investigate/clear them. Cllr Spencer has asked for update on this and is awaiting a reply.
- iii. **Road Conditions** - The main Preston Road is being closed for a day on 8th August for maintenance work.

40/24

DATE OF THE NEXT MEETING

- o Thursday 19th September 2024 at 7:30pm

41/24

TO CONSIDER CLOSURE OF THE MEETING TO THE PUBLIC AND PRESS

The meeting was closed at **08.08pm**

Proposed: Cllr Spencer

Seconded: Cllr Seccombe

All in favour

42/24

PERSONNEL and CONFIDENTIAL MATTERS

SIGNED:

Appendix A

Alscot Estate Update July 2024

Hydro Scheme 24/00088/FUL

A planning application for the Hydro Scheme on the weir was validated on 10th June. If approved, the proposed hydro system will be an Arch Screw, located by the present gauging station on the river Stour, and is predicted to produce circa 95,000 to 110,000 kwh/per annum. The remaining infrastructure provides an opportunity for a modern hydro-system to be developed on the site to provide zero carbon for the house and surrounding businesses.

Farming Review

We are delighted that Parish members were able to attend the docufilm, Six Inches of Soil and hopefully found it interesting. We have been overwhelmed with feedback and support since the film, in relation to regenerative farming

at Alscot. We would like to wish Richard Kerby a very happy retirement when his tenancy comes to an end in September.

Estate Cricket Match

Sadly, the annual cricket match was rained off and we are hoping to find a suitable date to reschedule – TBC. The cricket match presents an opportunity for members of the local community to socialise and fundraise for Warwick Cricket Club's 3rd's that play from Alscot, as well as play cricket.

The Church Wall

Works to repair the wall are now complete. Our contractor has done a fabulous job, and we hope you agree, this is much improved.

Solar

Following a successful planning application and approval granted by SDC to Elgin Energy, we were working towards a site start date of September 2024.

In April 2024 it came to our attention that Copenhagen Infrastructure Partners (CIP) had signed an agreement to acquire a majority share in Elgin Energy (Elgin). We are led to understand that Elgin are currently in the process of selling several sites which includes the site at Alscot. As a result, the matter is in the hands of our lawyers as we try to establish Elgin's status, plans and timeline for the site, going forward. Once we have more solid information, including that of the Community fund, we will communicate directly with the parishes of Preston and Clifford Chambers, as we are conscious this affects both.

Certas – The Woodyard

The planning application made by Certas for a fuel distribution site at The Woodyard, was refused by SDC in April 2024, on drainage issues. The issue relates to the ownership of drains and permissions that restrict connection. The HofT's expired and an extension was not granted by the Estate. This project has now expired.

The Stables at Alscot

Following heavy rain, the leaking roof at The Stables caused significant damage and disruption to The Stables House, which is a residential house occupied by a young family. Essential reactive works to stop the leak and make the roof watertight were carried out by way of an emergency. This process means that all work was recorded by the on-site Build Manager and materials repairs/replaced on a like for like basis.

Improvements to the land adjacent to the church/Silvester Cottages

Reinstatement of the parking areas to the cottages. Date of work yet TBC

Subterranean Works at 15-18 Preston

Due to a major water leak, pipes serving no's 15-18 are being replaced and the supply reinstated. As a guide the works are estimated to take place at the start of August.

The Old Bakery

Following a report of falling building debris from the chimney at The Old Bakery, by an adjacent neighbour, we immediately instructed emergency work to secure the chimney and make it safe. We will now consider its condition and an application, for further work, if necessary, in respect of its overall safety and longevity.

Bulging Wall at No 45

We have identified a bulging wall at No 45 Preston. We are in the process of putting an application together for the repairs to SDC.

Lower Farm Barns

In response to the consultee objections, we are in the process of collating further surveys and assessments. Resubmission will be discussed and determined with the board of Director's in October.

Forestry

Dead Rowan Tree at Lower Farmhouse – an application will be submitted for its removal.

Village Greens and Verges

Maintenance continues and we would encourage any village group or individuals to contact the Estate directly to make us aware of events that may include the use of the Greens.

Appendix B

Q2 2024 District Councillor Report

Cllr Dominic Skinner – Quinton Ward

Domskinner4quinton@gmail.com – 07783 740520

First Phase of the Community Climate Change Fund (CCCF).

In November 2023, Stratford-on-Avon's Community Climate Change Fund was established to aid initiatives from community groups, charities and Town and Parish Councils that address climate change in their communities. The first phase of successful projects has been announced. These projects range from a project from Great Alne PC to do community flood prevention work to air source heat pumps for a village hall and cycling projects. The full details of the projects can be found on the district council website.

Later in the year there will another funding round. If you are interested in putting forward a scheme, please let me know and we can meet to discuss how I can support any application.

Newsletter

The district council has started a regular digital newsletter for residents. Details of how to sign up to the newsletter are on the district council website.

Peer Challenge Review

The feedback report on the LGA Peer Review on the work of the district council have been published. The results recognised that there had been a smooth transition to the new administration. An Action Plan to take forward some recommendations is to be considered at the next Cabinet meeting.

Shared Prosperity Fund and Rural England Prosperity Fund

These grants are given to support local businesses, skills development and employment support, town centre improvements and community projects. The list of successful projects has been published with the Cabinet papers.

Active Communities Strategy

A new active communities' strategy has been developed to encourage and support sports and physical activities across the district for all ages.

Swimming Pool Support Fund

The council was successful in an application to Sport England for £283,000 to fund solar panels on the leisure centre in Stratford to reduce carbon emissions and energy costs. Other projects to cut energy costs in other leisure centres and public buildings are under development.

District Council's 50th Anniversary

It is 50 years since the District Council was formed after the Local Government Act of 1972 came into force in April 1974. This anniversary was marked at the recent Annual Council.