

HATTON PARISH COUNCIL

Minutes of the Parish Council Meeting held on Monday 25th September 2023 at Hatton Park Village Hall.

Present; Martin LeTocq, Tony Burrows, Brendon Asprey, Victoria Chapman, Sue Hague, Maggie Langford

Jan Matechi WCC (in part)

Katherine Skudra -Clerk

13 members of the public attended all or part of the meeting.

Apologies were received and accepted from Josh Moore and Peter Phillips (WDC)

Jan Matechi had notified the Chairman that he would only be able to be present at the beginning of the meeting due to other Council commitments but wanted to address the issues relating to the next stage of the Union View development and the construction of the access road.

Jan Matechi reported

- Highways had not accepted the first Traffic Management Plan which had been put forward and that was the reason the work did not start in August. The new plan submitted may see the roadworks taking up to 11 months (rather than the original 4) and the extra time relates to the drainage work which need to be undertaken which is more substantial than the contractors originally thought. He believes Highways will insist on a shorter timeframe in due course.
- The work should start around 16th October (but this is dependent on the signing of contracts)
- The work will be undertaken in no more than 150 meter sections and will be traffic light managed but also staffed so that the flow of traffic can be regulated to account for changes in traffic conditions.
- Work will be undertaken from 8am -6pm on weekdays and 8am -1pm at weekends - the traffic light control will remain all the time. It is likely that the works will be halted for 2 weeks over the Christmas period.
- The developers are hoping to set up a community engagement event w/b 9th October at Hatton Park Village Hall. It was noted there had been no contact about this at the time of the meeting.

Councillors commented

- The length of the works at 11 months seems excessive. Jan Matechi stated that Highways are aware and are hoping that the work will actually be done sooner
- It is noted that the planning permission does not allow any occupancy until this new entrance is completed- is this likely to change? Jan Matechi noted that Taylor Wimpey would have to apply for a change in conditions for that and there would no doubt be many objections.

- Would /could the cycle path be preserved whilst these works were going on? It seems unlikely.
- There has been no information shared with the Parish Council, despite requests and the Chairman will seek out the site manager.¹

Members of the public present made the following comments;

- It was disappointing that the necessary drainage works are adding to the length of the works when the draining issues have been known and acknowledged by Highways for many years.
- There is risk of real gridlock in the area including the A46 and M40 whenever there is a traffic incident.
- There is a real concern that the developers will cross another red line in the planning system if they apply to have the occupancy condition removed. It is noted that they have done this before.
- One resident reported that she is in touch with the Environment department as she feels the Code of Practice has been breached in many ways by the developer. She does not believe these have been followed up properly.
- There are ongoing concerns for the safety of residents of Birmingham Road pulling out into the traffic and residents of Hatton Park continue to find great difficulty joining the Birmingham Road at the roundabout as oncoming traffic does not give way. A suggestion was made to put a yellow hash box.
- A suggestion was made that the residents could be encouraged to make their concerns known. Residents are encouraged to come to Parish Council Meetings and write to the local MP for his support. The Parish Council does share the information in the Hatton Parish Post.

The Chairman thanked Jan Matechi for attending the meeting and sharing the information and confirmed that the Council will continue to try and keep the dialogue open with Taylor Wimpey.

Declarations of Interests – no new declarations recorded

Open Forum – Caroline Edwards, an outreach worker from St Michael's Church and Budbrooke Community introduced herself and her team are keen to deliver Welcome Packs to the new residents of Union View once they move in. She would welcome any contributions from the Parish Council or any other local organisations.

Residents of Hatton Park commented that the general state of Hatton Park, the green areas and the burial grounds is very poor with everywhere very overgrown and unkempt. It was noted that the Parish Council do write to individual householders when vegetation overflows and has put a number of requests in the Hatton Parish Post. The creation of a 'clear up' group of volunteers was discussed. In the first instance the Green Space Team at Warwick District Council are responsible for the maintenance of these areas and they will be invited to attend a site visit to review where residents are concerned. Going forward after this the Council will look at other options for a clear up.

It was also noted in particular that the verges on properties owned by Stonewater Housing Association are not being maintained at all.²

Questions as to the ownership of Crimscoote Square were raised. These might be resolved by a Land Registry search. The Clerk will follow this up.³

There is the possibility of Super Fast Broadband being installed in Hatton Green and one resident was concerned that the wiring for this may be very unsightly. It is believed that would not be the case due to existing structures in place.

There is continuing concern about the closure of routes for the local school buses due to bus companies no longer running some of these routes.

Minutes of the last meeting and matters arising; The minutes were approved as drafted and signed by the Chairman on each page.

1	Letters re cutting back hedgerow- Scout field / Stoney Lane	Letters sent out
2	Path on Hatton Park	Chair/ part of the CIL working party
3	Making contact to check on start of accessway -Union View	Emails sent -no response
4	CIL monies – crossing on A4177	Dialogue started -part of CIL
5	Set up CIL working party meeting	1st meeting held August -
6	Hatton Parish Post	Distributed
7	Check on timings for CIL expenditure	Chair confirmed that the date for spending runs from the date the money is received
ongoing	online banking set up	

All other issues appear as part of the Agenda.

Planning; Union View issues have already been noted.

8 Hatton Close Hatton W/23/1236 – although a large extension it appears in keeping and as there are no neighbour objections the Council does not raise an object and will file a neutral response.⁴

South Warwickshire Local Plan – As had been noted at the last meeting an area of 665 acres had been put forward as available for development (housing and commercial) along with other areas in the Parish (Field around the Church and field north of Hatton Wood). It is currently very early stages of the formulation of the SWLP and there will be opportunities for consultation with the public and the Parish Council will need to hear the views of the residents to give them their mandate for responses. The Council will update residents through the Parish Meetings, minutes and Hatton Parish Post. Representatives of the Council met with one of the Project developers who was not able share any plans but discussed the stages of the development process and how important community and stakeholder engagement is.

Multi Use Games Area- Jan Matechi reported that he has asked the new portfolio holder to confirm when the work will be done as it was budgeted for in the previous year.

Hatton Park Playground – Call for tenders have now been sent out from WDC for this and it is reported that there has been interest. Some developers had asked for some clarification

and the working party responded clarifying the Council's position of the individual questions. The questions included size of the toddler area and safety measures around some of the other equipment.

Nothing has yet been heard about how many tenders have been received but 2 of the working party are part of the procurement process. The Clerk will chase. 5

The clerk will ask again for a copy of the finance agreement.5

CIL update – The CIL working party met in August to discuss the following;

- Quotes for the installation of the bench on Hatton Green have been received and the cost is in the region of £600 which is agreed.
- 2 Hawthorn trees will be planted in Hatton Green
- Pathway on Hatton Park. This is being considered by the Green Space Team and initially they felt it was not necessary but there will be a site visit by Dave Anderson to look again. The Chairman will follow this up
- Crossing over A4177 – this continues to be looked at and working party in dialogue with Highway
- Enhancement of footpaths –

It was noted that a resident has asked the Council to consider allocation of land for allotments.

The next meeting of the CIL working party will take place in October and further requests for residents to join will be made.

Policies review; The following policies were reviewed and no amendments were required at this time

Equality Policy,

Freedom of Information Policy,

Data Protection Policy,

Health and Safety Policy,

Record and Risk Management and Risk Register is time.

It was noted that the Council have received no Freedom of Information or data request in the last year.

Finance; The current balances are:

HPC £112340 (including £100691 CIL Monies) War memorial £3,081

Payments were approved; HPP Printing £67.12, HPP - £85, Google support £13.80

Hatton Park Residents Association: Veronica Chapman reported that there was some new interest at the AGM earlier in the month and Sue Hague reported that the hall already had

advance payments for books next year of £2500. There has been an offer for another 2 trees in Hatton Park which will be accepted.

WDC – no report

WCC- Jan Matechi report at the beginning of the meeting

Correspondence

- Rural Services Network - bulletins
- WDC – meetings links
- WCC – Highways re crossing on A4177
- Residents – traffic and safety on Birmingham Road
- WDC – Elections -alterations to Electoral roll
- Resident – re Hatton Park Playground
- CiL monitoring – monitoring report
- SWLP – consultation /meeting set up
- WDC – playground brief for tender -more questions to working party
- Resident – Councillor vacancy
- Resident – school bus service
- Police – news briefings
- WDC – weekly planning lists
- WDC – Corporate Strategy consultation
- WCC – Warwickshire Matters
- Resident – suggestion for CIL monies spend

Hatton Parish Post – it was agreed that a short edition be written and distributed to share the information re the roadworks.

It was also agreed to prepare a note on the meeting to submit to Ferncumbe News 6

Date of the next meeting – Monday 23rd October at Hatton Village Hall.

The meeting concluded ay 10.05pm

Action Log

1	Chair to speak to site manager and Aidy Hicks to be chased up	Chair and Clerk
2	Letter to Stonewater re clearing verges	Clerk
3	Land registry search	Clerk
4	File planning response	Clerk
5	Playground area -chase finance agreement	Clerk
6	Precis of meeting drafting for Ferncumbe News	AB
ongoing	Online banking / intern auditor	Clerk

