

A Meeting of Great Alne Parish Council was held on Wednesday 20th March at Great Alne Primary School at 7pm.

PRESENT	<p>Councillors Mr L Bowring, Mr I Millard, Mrs M Holding, Ms H Mainwaring, Mr P Clark John and Elizabeth Willmott (owners of The Huff Cap) and David Roffe (Operations Director of The Huff Cap) Members of the public: 36</p>
APOLOGIES FOR ABSENCE DECLARATION OF INTERESTS	<p>County Cllr Mr C Rickhards and District Cllr Mr M Gittus None</p>
MINUTES	<p>January meeting Minutes agreed and signed by the Chairman.</p>
THE HUFF CAP UPDATE	<p>OPEN FORUM: Owners, John and Elizabeth Willmott, and Operations Director, David Roffe attended the meeting to explain to residents why the pub has closed and also provide an opportunity for people to ask questions:</p> <p>The 4 owners have owned the pub since 2010 when it had its major refurbishment. For 12-18 months, they leased the pub and whilst it appeared to be successful, the lessees weren't making enough money to continue. Since then, there have been many different lessees and when these have been unsuccessful, the owners have tried to run it themselves by appointing experienced managers from other pubs. No one has been able to make it commercially viable. Sadly, the owners have lost considerable amounts of money over the 9 years having regular problems with lease holders not paying rent etc. When the pub re-opened in November 2018, this was the owners' final attempt at making a success of it. Not long after re-opening, the canopy in the kitchen (which is an integral part to a functioning commercial kitchen) broke and would cost a significant sum of money to repair. The pub was not as busy as planned over November/December/January and lost a significant amount in this time. Should they have continued for any longer, these losses would only have escalated and the owners and operations director felt they had to 'call time'. They are now considering three options: 1. To find a new lessee - the owners are all in agreement that in order to go with this option, they would be imposing much stricter terms than previously as they have been repeatedly let down. 2. Selling the freehold 3. To look at alternative uses for the site They fully appreciate the value Great Alne residents place on their local pub and are aware it is listed as a Community Asset.</p> <p>Residents asked a great deal of questions and made many comments – a summary of which is below. The replies/comments made by the owners and Operations Director in response to these are shown in red.</p> <ul style="list-style-type: none"> • The overwhelming feeling was that of disappointment and the owners went away with no doubt that the residents would be greatly saddened to lose the pub. The owners all fully appreciate this and as they live in villages themselves, understand the importance of a village pub. • Residents largely felt they had never been asked for their input on what they would like to see from their village pub. Lots of people agreed that they just want a simple pub, good value. They feel The Huff Cap outpriced some people. David acknowledged this but explained that pubs have to be able to make a profit. David used the example of New Year's Eve 2018 when the pub was extremely busy and it was an excellent night's trade. In order to sustain the business, it would require 2-3 equivalent nights per week. This was told to try and offer some perspective as to what exactly the pub needs to be doing in order to be commercially viable. • Residents didn't feel like a great deal of effort had been put in to the 'final attempt' when it was re-opened in November. No promotions, no social media, nothing to try and engage with the local community. One resident said she had tried twice to and arrange an event but had not had replies from the managers. A former employee who worked there in December felt

ALCESTER SOUTH SNT	<p>they had given up too easily. Upon opening, staff were told it would be hard work and they would give it 6 months. The pub then shut after 3. This former employee felt they didn't stick to their word. David Roffe accepted that this was true. Unfortunately, the previous tenants left with no warning and David and the owners had to act quickly in order to re-open the pub. They simply did not have the time or resources to put in to a big, grand re-opening/promotions. The financial losses over Nov-Jan were so considerable they could not sustain for a further 3 months. The broken canopy in the kitchen meant they were unable to continue to offer food and they therefore had no option but to close. They cannot continue to plough money in to the business after such considerable losses.</p> <ul style="list-style-type: none"> • One resident asked what it means that the pub is listed as a 'Community Asset'. The Chair explained that if the owners do make the decision to dispose of the pub, they have to let Stratford District Council know. SDC then grant a 6-week time period for a Community Interest Group to form. If there is an interest, the group must register this with SDC within the 6weeks. If acceptable, SDC would then grant the interested group a further 6 months to raise the funds to try and purchase the pub. • One resident referred to Option 3 – look at other uses for the site. They asked what had been explored so far. Concerns from residents that using/selling the site for other purposes may be much more profitable to the owners than selling/renting the pub with unchanged use. Therefore, option 3 automatically makes selling or leasing the pub very unlikely. The owners confirmed they have only had an initial conversation with a 3rd party over other potential uses. They couldn't offer any further information at this stage. They did state they would prefer to sell the pub rather than take on a new leasee. • A couple of residents said they had or knew of people (local brewery) who had tried to contact them to discuss the Huff Cap but had been unsuccessful in establishing communication. David was not aware of any issues and apologised if there had been instances of this. He is very happy for residents or anyone interested in The Huff Cap to contact him. Contact details can be obtained by emailing/phoning the Clerk, Joanne Bullingham. <p>PC R Davies was unable to attend the meeting but the following incidents have been reported in the period 20/01/19-17/03/19. These were:</p> <ul style="list-style-type: none"> • Suspicious Circumstances. Alne Hills, Great Alne. Men going door to door selling fish. They were in a white plain van. Caller was concerned • Theft. School Road, Great Alne. Secure pedal cycle stolen. The cycle was secured to metal railings with a D-Lock and metal cable. This has been cut in order for the bike to be stolen <p>A weekly newsletter is issued by Warwickshire Police and can be found on their website https://www.warwickshire.police.uk/ - Click 'My Area' and then 'Alcester South'. This report contains all incidents from the local area that week as well as advice around crime prevention.</p>
UPDATE ON SPERNAL LANE DEVELOPMENT	<p>Mrs Claire Linfoot McLean, Linfoot Country Homes Ltd was unable to attend the meeting but sent the following update:</p> <p>Works continue to progress well and to programme with overall completion of the site still anticipated for July/August.</p> <ul style="list-style-type: none"> • Legal completion and occupation of the first local market house (plot 4) will take place at the end of this week (w/e 24/03/19) with completion and handover of plots 3 and 7 taking place before the end of April and plots 6 and 8 in May • At the end of this week (w/e 24/03/19) site security fencing will be repositioned and the estate road and footpath will be opened to provide access to completed plots • Plots 1 and 2 (plot 2 being the view home) have now been released to the local market and the exclusive 12-week sales period for local people will run until 31 May. Both are 4-bedroom houses. Plots 9 and 10 which are 2-bedroom houses are also still available • It is anticipated that the affordable homes will be completed and handed over at the beginning of June – plots 12-15 are now roofed in with 1st fix works progressing and the bungalows (plots 16 and 17) have the roof trusses in place <p>A resident asked why building staff have to park on the road (Spernal Lane) rather than on site and explained there are often 6 cars parked along the road. Clerk to raise this with Linfoot Country Homes Ltd to see if it can be addressed.</p>

<p>GREAT ALNE PARK UPDATE (FORMERLY MAUDSLAY PARK)</p>	<p>Village Manager, Tina Digby, attended the meeting to provide residents with an update on Great Alne Park. An emailed update was also sent which is included below.</p> <ul style="list-style-type: none"> The Clubhouse opened in July. It has a swimming pool, gym and fantastic restaurant. They are now welcoming members and have a range of membership options available. For further information on this and/or classes available please call 01789 489 103 or email bookings@greatalnepark.co.uk Tina explained that they have a brilliant chef and the home-cooked food and drinks are all very reasonably priced Restaurant is currently called 'Woodlands' but they are planning on changing the name of this soon Tina said they would love to welcome more residents through their doors to enjoy the facilities <p>Residents did comment that the bar closed at 4.00pm so wasn't open when they would want to use it. Tina agreed that if there was the demand, she would arrange for it to be open later. A later night on a Friday seemed a very popular request and Tina will explore this further. Tina asked how best to contact and engage with people. Residents largely agreed they would like to be updated on events etc via flyers through their doors.</p> <ul style="list-style-type: none"> Tina explained that Great Alne Park is very family-friendly and open for all to enjoy – they would love to be an integral part of the village and hope residents will support them They are holding a Mother's Day afternoon tea on Sunday 31st March 2.30 – 4.30. £9.95 for sandwiches, scones, cake and a glass of prosecco 11th April is their next Music and Dinner event with The Roy Forbes Trio providing the music. Tickets are £25.00 each - includes a 2-course menu and glass of prosecco Bank Holiday Monday, 27th May, they are hosting a falconry, music event for residents and the local community. Details to follow ParkFest is booked for Saturday 20th July. Details to follow This week (w/c 18/03/19) they hosted the Great Antiques Tour which was a massive success. They had over 100 people attend to have items valued They are open 7 days a week between 10.00 – 4.00. Fish and Chips on Fridays, Saturdays they have a brunch served 10.00 – 12.00 and they also offer a roast dinner on Sundays. Booking is advisable for all of the above as they can prove busy. <p><u>Building Work:</u></p> <ul style="list-style-type: none"> Phase 1 – which included 50 properties is now complete and they have 21 residents Phase 2 – is commencing in April <p>A resident confirmed that this week, they were disappointed by the appalling language and attitude of the on-site building staff. Similar issues had occurred during phase 1 which residents living close by were very unhappy about. Tina took this information on board and will address it with the necessary people as a matter of urgency</p> <p>If anyone would like to be added to the Great Alne Park mailing list, please email kelly.webb@inspiredvillages.co. It is used purely for keeping people up to date with the upcoming events and activities. If anyone has any queries or suggestions on what residents of Great Alne would like to see offered, please contact Village Manager Tina.Digby@inspiredvillages.co.uk or call 01789 489 102</p>
<p>MEMORIAL HALL REP REPORT</p>	<p>Cllr Mrs M Holding provided the Memorial Hall Update.</p> <ul style="list-style-type: none"> A new website is currently being set up for the Memorial Hall The centenary garden has been very well received and the next plan is to add new bi-fold/patio doors that will lead on to the garden Bookings for the hall are very busy Bhangra and Curry evening was sold out and a huge success The AGM will be held on 13th June 2019 The Village BBQ will take place on 28th June 2019
<p>REPRESENTATIONS FROM RESIDENTS</p>	<p>The following points were raised:</p> <ul style="list-style-type: none"> In January, a resident raised the issue of the river causing damage/erosion of the road on Wood Lane. She was concerned that a heavy tractor/large car could soon end up in the river should this not be addressed. Since January, the resident has met with John Brown,

	<p>Warwickshire County Highways' who doesn't feel this is a significant cause of concern having inspected the site. No action required at this time.</p> <ul style="list-style-type: none"> • A resident unable to attend the meeting raised a query regarding the damaged Chevron at Alne Cote Corner. This was reported to Warwickshire County Highways as soon as the damage occurred back in October 2018. Further damage has since occurred and been reported. County Highways have confirmed that this matter is in hand but the Chevron is a special-order item and therefore taking longer than usual to obtain. • The streetlight opposite the school was reported prior to the meeting as the cover had become loose and was hanging down. This has been reported. • The street light on Henley Road by the telephone exchange was reported not working. Clerk to report this. • A tree has fallen in Coffee Pot Wood and is blocking the footpath. Clerk to contact Woodland Trust who own this land to inform them.
<p>COUNTY COUNCILLOR'S REPORT</p>	<p>County Cllr Rickhards was unable to attend the meeting but provided the Chairman with the following information:</p> <ul style="list-style-type: none"> • Following requests to reduce the speed limit in Little Alne to 30mph, this has now been agreed and will be implemented in due course
<p>DISTRICT COUNCILLORS REPORT</p>	<p>District Cllr Mr M Gittus was unable to attend the meeting. No report sent.</p>
<p>MATTERS ARISING</p>	<p>Great Alne Park – Emergency Plan – Rest centre - Ms Tina Digby, Village Manager of Great Alne Park confirmed she had been looking in to this and confirming details with their insurers. This has now been accepted and Great Alne Park are happy to be used as a Rest Centre in the event of an emergency in the village. Tina Digby and Clerk to work together to formalise this arrangement for inclusion within Great Alne Parish Council's Emergency Plan.</p> <p>SDC – Social Media Policy Update - SDC have recently updated their Social Media Policy to deal with the use of electronic devices at council meetings, by adding a new section 5 to the document. A copy of the amended document was uploaded to the Parish Council website ahead of the meeting. This document is linked to the SDC model Code of Conduct for councillors which the Parish Council has adopted. Following January's GAPC meeting, Councillors agreed that a couple of aspects were not relevant to Great Alne and went back to SDC to enquire if they could be amended. With regards to Section 2, which refers to councillors and the use of SDC email addresses, whilst SDC appreciate this is not relevant to Great Alne, they do not want GAPC to alter the wording of the policy. However, if an opportunity arises to take a report back to their Audit and Standard Committee to make this minor amendment as part of a wider review of the code and other linked documents, they will do so. GAPC had also requested to amend Section 5.3 b to include the words 'after seeking the Chair's permission'. SDC were unhappy to support this amendment without further justification. Councillors were all in agreement that it was not necessary to pursue this any further and as such, we will now accept and adopt the policy.</p> <p>U_Route Sernal – Coughton Fields Lane (AKA E5998) Following on from January's meeting, the aim was to arrange a site meeting to discuss location of the tree trunks. Matt from Complete Tree Services was contacted shortly after the meeting but because he was extremely busy, he was unable to meet until March. The clerk contacted Matt in March but sadly, he has had a heart attack and is still in hospital. Matt will contact the clerk as soon as he is well enough to arrange a meeting. Residents explained that the problem persists and it can be very noisy and disruptive at night with both 4x4's and motorcycles racing around at speed. The police have been contacted on numerous occasions however they request a registration number which is impossible for residents to provide. One resident suggested that the more the police are made aware of an issue, the more likely it will be treated as high priority. The Councillors agreed this sounded like a good idea and suggest residents persist in reporting the problem as often as possible. Clerk will also contact the police regarding this to</p>

	<p>raise concerns.</p> <p>Broadband Bid Update - Following January's meeting, Great Alne Parish Council confirmed they did wish to be included in this joint Bid. Since then, SDC have updated GAPC and confirm that they plan to complete the work on the Bid by the end of March 2019 at which point they will invite GAPC to their offices to discuss how to progress the Bid. They have confirmed there is no financial commitment required from the Parish Council.</p> <p>Annual Tree Inspection – A quote was requested from Limebridge Rural Services Ltd to carry out an annual tree inspection. Limebridge needed to know which trees should be included and the criteria. The question of whether a full annual survey was necessary had been discussed with the Chair prior to the meeting. The Chairman reviewed the SDC Tree Management Protocol, (on which Great Alne policy was closely modelled) and it recommends a survey frequency of 3-5 years but annually for re-inspection in respect of any issues of concern revealed by the survey. The Chairman suggested that we proceed with a full survey this year (quote dependant) and then decide on frequency/ extent of repeats dependent upon what the survey finds. Councillors were all in agreement with this. Trees to be included include those within the recreation ground, trees within Nightingale Close and Appleby Close. Clerk to check with insurers - if there are any specific any tree management guidelines.</p> <p>Street Light Outside Karinya – Update on work – The streetlight has now been fixed and is in full working order. The work was completed on 8th March.</p> <p>Internal Financial Audit – The bi-annual internal financial audit was completed on 28th January by Cllr Mr I Millard. Everything was in order with no issues raised.</p> <p>Fields in Trust Registration – This process is now very near completion. In order to formally complete the legal protection of the Recreation Ground, GAPC are required to register the deed at the Land Registry within 3 months. Forms AN1 and RX1 were completed and copies certified. These will now be sent to Land Registry along with a cheque for £80.00.</p> <p>MAIN BUSINESS</p>
MAY 2019 ELECTIONS	<p>Nomination Packs were delivered to Councillors on 8th March 2019 for completion. SDC have requested they are returned to Elizabeth House by 26th March 2019 to allow time for any mistakes to be rectified. The official deadline is 3rd April 2019. The Notice of Election is now displayed on the 3 noticeboards along with the Notice of Election for District Councillor. The elections are scheduled for 2nd May 2019, but should no further candidates come forward for GAPC, no election will take place. Cllrs Mr P Clark and Mrs M Holding will return their own forms. Clerk to return forms on behalf of Chairman, Cllr Ms H Mainwaring and Cllr Mr I Millard. Clerk will need these by 26th March 2019.</p>
SPRING NEWSLETTER	<p>The Clerk aims to issue the Spring Newsletter by 15th April 2019. Requested input from Councillors. All in agreement that a crime prevention section would be useful and Cllr I Millard suggested an update from the Cricket Club may be useful. He will obtain this and send on to the clerk.</p>
PARISH ASSEMBLY	<p>The Clerk wanted to know if any Councillors had any requests or suggestions for the Parish Assembly. The Parish Assembly will take place on 18th May at the Memorial Hall. All agreed that an update from local clubs would be interesting. Refreshments will be provided and Cllrs hope to see many people there.</p>
PARISH COUNCIL INSURANCE	<p>The Parish Insurance expires on 31/05/19. Cllr Mr I Millard is very happy to take care of the renewal/arrange a new quote ahead of May's meeting. Clerk will forward on any relevant emails to Cllr Millard.</p>
EMERGENCY COMMITTEE – ANNUAL CHECK OF EQUIPMENT	<p>Emergency equipment is stored at the Memorial Hall and the Chairman has confirmed he will complete the annual check of this equipment.</p>
FOOTWAY LIGHTING MAINTENANCE QUOTE	<p>Councillors are all happy to accept the quotation from Warwickshire County Council for carrying out the maintenance to Great Alne street lights for the next financial year. The cost is £1.93 plus VAT for LED lanterns and £9.88 plus VAT for Non-LED lanterns. Clerk confirmed that the lights are now on a rolling replacement scheme so that as and when they need replacing, they will be switched to LED.</p>

SECO ALCESTER 10K – ROLLING ROAD CLOSURES	The Alcester Seco 10k is returning on Sunday 6 th October. Raceways Events have contacted the Parish Council detailing road closures on the day and this information can be found on the Parish Council Website. The organisers confirm they will be providing plenty of information closer to the time through social media, posters, official road signs and letters.																														
RECREATION GROUND- VARIOUS	<p>The Clerk reported as follows:</p> <p>Limebridge attended the site in January and carried out the requested hedge cutting and tree canopy lift. Invoice has now been issued for this and is listed in the accounts below. This was approved by Councillors and cheque signed.</p> <p>Outstanding work scheduled for next few weeks includes:</p> <ul style="list-style-type: none"> • Replace matting to RSS, double bay swings and new matting to area between Parcour and Toddler area gate • Repair damaged matting under Birds Nest Swing – FOC • RSS clean – power wash • Removal ash branch at School Road entrance <p>Cllr Mr P Clark raised concerns about suspected 150ft of Asbestos running all the way alongside the fence where the Leylandii Trees are. He is concerned as children play around here and worries should these sheets be broken. The suspected asbestos does not lie within council property but all Councillors were in agreement that Environmental Health at SDC should be contacted to confirm if safe. If not, they will be able to advise accordingly.</p>																														
ADDDITIONAL GRITTING REQUESTS	<p>Warwickshire County Council have been getting additional requests from parishes for more roads to be gritted (at the cost to the Parish Council). They are not currently considering any additional work. They are however interested to know if this something local Parishes would be interested in. If they have enough demand for it, they can investigate it further.</p> <p>Councillors carefully considered this but agreed that as no residents have ever expressed any concerns and there are several grit bins within the village (2 on Coughton Fields Lane and 2 on Sernal Lane) it does not seem necessary for Great Alne to put in a request for any additional gritting at this stage.</p>																														
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ACCOUNTS	<p>At the Parish Council meeting this evening, the following decisions were reached: 19/00369/REM - Councillors agreed this decision could be delegated to SDC as they are in possession of more information and expertise in this area. NO REPRESENTATION.</p> <p>The Chair and Cllr P Clark approved and signed all of the invoices and cheques.</p> <table border="1" data-bbox="418 1944 1465 2098"> <thead> <tr> <th>Payee</th> <th>Amount</th> <th>Cheque No./DD</th> </tr> </thead> <tbody> <tr> <td>WALC Inv No 19162- Training course fees- new Clerk</td> <td>30.00</td> <td>200163</td> </tr> <tr> <td>Reimbursement to Clerk- Cleverbridge Inv No 160135786- Antivirus purchase</td> <td>39.99</td> <td>200168</td> </tr> </tbody> </table>			Payee	Amount	Cheque No./DD	WALC Inv No 19162- Training course fees- new Clerk	30.00	200163	Reimbursement to Clerk- Cleverbridge Inv No 160135786- Antivirus purchase	39.99	200168																			
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WALC Inv No 19160- Training course fees- Clerk/Cllr	30.00	200169
Limebridge Rural Services Ltd Inv Ni 1655 - hedge cutting and tree canopy lift	246.00	200175
E.ON (UMS electricity supplies) Inv No H16C772661	166.24	DD
Clerk's wages & exps- January (SD)	790.46	101256
Clerk's wages - January (JB)	257.13	101254
Clerk's expenses - January (JB)	59.40	101255
HM Revenue & Customs Employee NICs	54.67	200165
HM Revenue & Customs Employer NICs	62.87	200164
HM Revenue & Customs- PAYE (JB)	64.20	101257
HM Revenue & Customs- PAYE (SD)	131.60	101258
Outgoing clerk's final mobile phone bill	7.50	200167
Clerk's Holiday pay 1 Nov 2018- 31 January 2019	224.60	200166
Walc Inv No 19194 - Training course fees - Clerk	15.00	100170
Warwickshire County Council Inv No 10223506- street lighting maintenance	279.94	200176
WALC Inv No 19203 - Training course fees - Chairman	35.00	200172
Land Registry Fee - Deed of Dedication - Fields in Trust	80.00	200177
Clerk's wages & exps - February	567.39	200174
Great Alne Primary School - Use of school for GAPC meetings 21/05/18-20/03/19	162.00	200179

Void cheques to date 200116, 200126, 101246, 101247, 200146 & cancelled cheque 200101

Bank Account Balances @ 3 March 2019:

Community Account: £25,660.54

Business Money Matters: £13,961.07

CORRESPONDENCE

- a. **Mr J Crossling, WALC** – Any demands for additional gritting - to note these would be at the cost of the Parish Council (See Item 6i above)
- b. **Mike Cunningham, County Highways, Warwickshire County Council** – Quote for maintenance to street lights for 2019/20 (See Item 6f above)
- c. **Mike Cunningham, County Highways, Warwickshire County Council** – Highlighting potential street lighting issues and recommendations should these occur (See Item 6f above)
- d. **Ms J Daya, Fields in Trust** – Land Registry forms for completion to formally complete the legal protection of Recreation Ground, Green Spaces for Good, Deed of Dedication (See Item 5h above)
- e. **Cllr T Jefferson, Leader of the Council, Stratford on Avon District Council**- Update on broadband bid (See Item 5d above)
- f. **Mr D Dalby, Stratford on Avon District Council** – Reminder of Clerk briefing session on nominations process and request to pick up Nomination Packs from Elizabeth House if possible (See Item 6a above)
- g. **Mr P Grafton, Head of Governance and Democracy, Stratford on Avon District Council** – Answering the queries raised at GAPC meeting in January and confirming what amendments they are happy for the Parish Council to make to the Social Media Policy (See Item 5b above)
- h. **Mr J Stedman, Limebridge Rural Services** – Requesting criteria for the inspection and a list of the sites where the trees are to be inspected (See Item 5e above)
- i. **Mr J Crossling, WALC forwarded on behalf of Rural Services Network** -On 1st March, the Rural Services Network launched a campaign calling on the Government to develop a Rural Strategy. They request Parish Councils and organisations in Rural Areas support their call and sign up to support our campaign.
- j. **Ms A Wilson-Patterson – Locality Working Team at Warwickshire County Council** – Invitation to complete a survey. The survey will help us get a better picture of community life across the district. The aim of the survey is to help understand the different services

and activities on offer within rural communities to enable all tiers of local government to work better together with local residents and partners to build stronger communities.

The next Meeting will be held on Wednesday 15th May 2019 at Great Alne Primary School. The Annual Parish Meeting will commence at 6.30, followed by Ordinary Parish Meeting at 7pm
Meeting finished at 9.30pm