

**MINUTES OF PARISH COUNCIL MEETING HELD AT
LOWSONFORD VILLAGE HALL ON THURSDAY 07 April 2011**

Present: P.Cllr. G Cooper
P.Cllr. P Lickorish
P.Cllr. R Browett
P.Cllr. Mrs N Clarke
P.Cllr. Mrs D Swain
P.Cllr. Bevins
P.Cllr. Mrs A Jarvis
C.Cllr. Mrs J Compton
D.Cllr. L Caborn
The Clerk

150 Apologies

None

151 Changes to Published Agenda

Additions made due to time limits under Minute 160 Highways, Footpaths and Transport – Details from Mr. Dennis Young WCC – proposed bus service revisions; Minute 163 Circulation Envelope - WCC Home Woodchipping Service; Heart of England Way “Footnotes” Spring 2011; CPRE “Outlook” Spring 2011; Shrewley PC information on M40 noise; Behind the Scenes Notes Community Forum Meeting 28 February 2011; Minute 164 Finance to be paid – Steve’s Industries Ltd (Playing Field Mowing) £108.00; HMRC (PAYE/NIC) £229.94; Minute 164 Finance received – Bank of Ireland (Interest March 2011) £0.91; Minute 165 Items for Future Agendas/Information – Nomination for new Parish Councillor Mrs. D Weir.

152 Declarations of Interest

Cllr. Cooper declared a prejudicial interest in Minute 156 Pinley Acres LDC being the applicant in this matter.

153 Minutes of Meeting held on 10 March 2011

Resolved unanimously that the Minutes of the Meeting held on 10 March 2011 previously circulated to Councillors be accepted as a true record. (CB/RB)

154 Questions / Observations from members of the public (limited to 15 minutes)

None

155 Reports from District and County Councillors

C Councillor Mrs. Compton gave the following report:

- The WCC budget had been set to work towards rectifying the £66 million pound budget deficit over the next three years caused by cuts in Central Government funding. The reductions in service were wide ranging and included highways, countryside access, care homes, youth subsidies, and library services, amongst others.
- Consultation currently out on libraries. The mobile library service has joined forces with Solihull in an effort to work together as a partnership and reduce costs.
- Consultation on the rural bus service still ongoing.

Overall the hard realities of the financial situation were beginning to hit home and affecting services across the board.

D Councillor Caborn gave the following report:

- The new Local plan Consultation documents were out and at this stage asking for suggestions. The new Local Plan will tie in line with the Localism Bill.
- WDC currently carrying out a total property survey with Riverside House being looked at closely. With more home working etc. the need for such a large building had become unnecessary.
- The new Manager of the Spa Centre had done so well that it had been possible to purchase some new seats and the Centre continued to do extremely well under his leadership.

156 Planning Matters

Resolved unanimously that the item Pinley Acres LDC to be considered by RPC should be deferred until the last item on the agenda to allow the Chairman to leave the meeting prior to discussion of the item.

156.a Considered by WDC:

South Lawn, Old Warwick Road – Erection of single storey orangery to rear. Construction of single storey timber garage. Construction of new pitched roof over existing sections of existing outbuildings and addition of a single storey passage extension. **GRANTED.**

156.b To be considered by RPC to include recommendations of Working Party held on 25 March 2011.

Arden Cottage, Old Warwick Road, Rowington - Erection of a side extension. Amended plans received for consideration. (Working Party) In light of the amendments to the original proposals, being a reduction in size of the extensions and removal of windows overlooking neighbouring properties, the PC raises no objections to the application.

Old Farm, Mousley End – Two storey linking refurbished outbuildings to 2 storey dwelling, including part demolition of existing. Amended plans received for consideration. (Working Party) In light of the amendments to the original proposals and the improvements in terms of design, the PC wish to withdraw their objection to this application. The question of the proposed overall extension percentage increase, which exceeds the 30% guidelines, does however remain but Councillors understand that this aspect of the application will be given due consideration by WDC Planning Officers.

Gaydon House, Mill Lane – Erection of 3 car garage building (amended). **(Working Party)** No objections.

Bracken House, Little Pinley Farm, Manor Lane, Pinley – Erection of two storey extension and detached garage with utility area. (Working Party) Rowington Parish Council raises objections to this proposal for the following reasons:

- This property was erected following a Planning Appeal in 1996 under the name of Little Manor Farm, on the basis that the use of the new dwelling was ancillary to Little Manor Farm Livery Yard and that occupation was limited to a person solely or mainly employed by the equine business operating from Little Manor Farm. The special circumstances/needs of the applicant at that time allowed development which would not normally be allowed in the Green Belt i.e. proposal complied with RAP1 (8.17) housing for rural workers Policy RAP5.
- The PC is of the opinion that the proposed extensions would considerably exceed the gross maximum permitted guidelines of 30% applicable to any dwelling under RAP3, let alone a rural workers dwelling allowed under the policies of RAP5. The proposed extension would result in a dwelling of a size which could not be considered commensurate with use by a rural worker.
- Proposals Contrary to RAP5 – 8.40, 8.41, 8.42, 8.43 and 8.44.
- Proposals contrary to Conditions imposed by WDC and the Planning Inspectorate to safeguard the visual amenity of this locality in a special landscape area.
- Planning Conditions already imposed to remove normal permitted development rights and these conditions should not be ignored for the reasons given by the Planning Inspector and by WDC under the current Local Plan.
- No special need or circumstances exist which would support further development of this site.
- New dwellings erected for rural workers to cater for local needs should remain as such. If such dwellings are allowed to extend and further develop, they become of a size which no longer caters for the original needs which allowed them to be built in the first case, and are quickly put outside the reach of local rural workers in the future by virtue of size and consequent value. The policies of RAP5 exist to safeguard such properties.

Resolved unanimously that the recommendation of the Working Party as detailed above should be approved.

The Little White House, Five Ways Road, Shrewley – Proposed alternative replacement dwelling. No objections

Cornerways, Mill Lane, Rowington – Erection of a wooden landing stage into pond (**retrospective**). Rowington Parish Council objects to this retrospective proposal for the following reasons:

- This pond was granted planning permission, again retrospectively, in March 2008 and several conditions were imposed at that time – Conditions 1,2,3 and 4. Condition 4 has not been complied with to date i.e. the tree/shrub planting to screen the pond should have been completed within the first planting season following approval of the scheme – this has not been carried out and the PC would wish to see this work completed prior to any further development being carried out on this site.
- In 2008 at the time of the original application for this pond, WDC made reference to the Arden Special Landscape Area/Green Belt and stated that the visual amenities of the Green Belt should not be injured by development proposals which, although they do not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their **siting, materials or design**. Councillors are of the view that the landing stage is visually detrimental and unnecessary in what was, at the time, purported to be a wildlife pond.
- The platform did not form part of the original proposals and Councillors feel access to a boat (if necessary) could easily be created in the earth bank without creating this further intrusive structure.

Planning Items deferred at WDC Planning Committee 27 April 2010 for further investigation by WDC Enforcement Team. (For Information)

Sandall House Farm, Narrow Lane, Lowsonford – Construction of horse exercise pen.

Sandall House Farm, Narrow Lane, Lowsonford - Variation and deletion of conditions on planning permission W98/1384 (construction of exercise track). Condition 2 to read “the use of the exercise track shall be carried on only by the owners of Sandall House Farm and shall be restricted to horses permanently stabled at the premises”. Condition 3 to be deleted (the use of the track shall be for private purposes only and not related to any commercial activity”. Condition 4 to read “the use of the exercise track for the purposes hereby permitted shall be restricted to the hours of 0800 to 1900 Monday to Saturday and at no time on Sundays”. **Update received from Mr David Ward WDC dated 15 March 2011 regarding corporate complaint and confirming that the intention was to complete the investigation within 20 working days. Corporate Complaint No. 1343.**

156.c Other Planning and/or enforcement matters:

Cumsey Lodge Stables. LDC Application. Concerns regarding progress and time constraints. Letter sent to WDC expressing concerns 17 February 2010. Second letter sent 17 March 2010 and 17 April 2010. Email received from Mr Gary Fisher WDC dated 16 June 2010. **Report received from Mr David Edmonds WDC to confirm that his report was currently with Mr Gary Fisher for consideration prior to a decision being issued.**

Brookfurlong Farm, Lowsonford – ENF/150/18/10. Planning Contravention Notice to be issued.

Brookfurlong Farm, Lowsonford. Concerns regarding split of site and p.p. for new dwelling – Letter sent to WDC as above. Follow up letter sent as above 17 March 2010 and 17 April 2010. Email received from Mr Gary Fisher WDC dated 16 June 2010

Brookfurlong Farm, Lowsonford – Queries received from residents regarding Show Jumping League to take place every weekend from 1 May until end October and on Wednesday evenings. Referred to WDC Enforcement Team for investigation of planning situation.

Email received from Mr Gary Fisher WDC dated 07 April 2011 as follows:

Oaktree Wharf: the enforcement notice is being prepared in conjunction with our legal advisors and will be issued shortly.

The Stables: the case officer’s detailed assessment and report has been completed: the report is currently being reviewed by the principal officer authorised to make the decision.

Brookfurlong Farm: we are continuing to pursue the responses to the Planning Contravention Notices.

I would also advise that we will shortly be reporting back to you and the Lowsonford Conservation Society on Sandall House Farm.

Finally, I am conscious of the parish council’s keen interest in a range of planning and enforcement matters. In order to assist with our mutual understanding and develop our working relationship, I would like to invite you and the chair of the parish council to meet with Paul Pinkney, the Council’s Head of Development Services and me.

If you would find that helpful, could I suggest that you let me have some proposed dates over the next few weeks so that we can set that up. Resolved that a meeting would be set up after the forthcoming Elections.

Request by Councillors for an update on the planning situation at Pinley Quarry.

157. Parish Plan

Update to include:

- (a) Consideration of new sign for access off church car park. Details to be agreed with Rowington PCC. Cllr. Browett reported that he had met with Mr. Peter Fish Rowington PCC and it had been agreed that the existing Church Car Park sign would be replaced as follows: CAR PARK / St Laurence Church & Children’s Play Area and that a second sign would be mounted on the telegraph pole in the corner of the car park adjacent to the new access as follows: Rowington Parish Council / CHILDREN’S PLAYING FIELD / No cycles or dogs. Resolved unanimously that the two signs as detailed were acceptable and Cllr. Browett waiting for confirmation of quotation circa £200 as previously agreed. Cllr. Browett to continue his investigation into the purchase of a mirror to be erected opposite the car park access. Contact to be made with Mr. Chris Fossey at WCC for advice.
- (b) Bus shelter at West of St Laurence. **Cllr. Lickorish.** Resolved that this matter should be deferred pending WCC decision on bus service review.

158 Localities Forum

158.a Warwick Rural West Community Forum **Next Meeting Thursday 26 May 2011 at Bishops Tachbrook.** Copy of “Behind the Scenes” in Circulation File.

159 Rowington and Lowsonford Village Halls

159.a Report if any (**Cllr. Cooper**) Cllr. Cooper not in attendance but Cllr. Mrs Swain reported that the new storage building had now been erected.

160 Highways, Footpaths and Transport

160.a Matters reported and arising

- Concerns raised by residents regarding Giffard Terrace property. Clerk read out letter from resident expressing the concerns of many residents regarding Council Housing Allocation Policy and the subsequent problems experienced locally. Letter to be forwarded to WDC for their attention – Mr. J Malik, Portfolio Holder Ann Grainger and copy to Cllr. Caborn.
- M40 motorway noise – Clerk discussed with Shrewley PC who have been campaigning for “quiet surface”. Proposed that Rowington PC resurrect this issue and support Shrewley PC. Clerk had placed information passed from Shrewley PC into Circulation File for Councillors to consider prior to next meeting. Suggested that even if the motorway surface was lasting well and replacement could not be justified at this stage, better landscaping and sound barriers should certainly be considered. For next meeting.
- WCC Bus Service Revisions – Proposals for Rowington – Mon to Saturday Flexibus offering two days to Leamington, two days to Solihull and two days to Stratford. Officers now working on proposals with a view to implementing changes over the next 6 months. Individual communities will be notified of the dates of the service changes as and when they occur, in advance of the changes taking place.
- Pinley Quarry – reinstatement of the site should have been completed some time ago. Request update from WCC/WDC on current situation.
- Case Lane – question relating to person living in a caravan on footpath W63 off Case Lane, Rowington. Details to be forwarded to WCC. WCC to be advised.
- Potholes noted through Lowsonford Village, along Lapworth Street and in Case Lane. Refer to WCC.

161 Playing Field

161.a. Playing Field Inspection Reports (**Mr R Morton / Cllr.Mrs Swain / Cllr. Mrs Clarke**)

Reports received. Broken bar to football posts to be removed along with torn nets.

162 Meetings/Training Days attended/forthcoming

14 Apr 2011 Annual Parish Meeting 7.30pm Rowington Village Hall. Guest Speaker Mr. Nick Gower-Johnson.

163 Correspondence

163.a 18.03.2011 WDC Development Services. New Local Plan Consultation. Copy in Circulation File for consideration prior to next meeting, plus copy of questionnaire.

163.b March 2011 Letter of thanks from Rowington Old Folks Fund for grant of £1,500

163.c 22 Mar2011 WCC Library and Information Service Consultation Copy in Circulation File for information.

163.d **Circulation Envelope:** WDC New Local Plan Consultation + downloaded information from WDC website; WCC Home Woodchipping Service; Heart of England Way “Footnotes” Spring 2011; CPRE “Outlook” Spring 2011; Shrewley PC information on M40 noise; Behind the Scenes Notes Community Forum Meeting 28 February 2011;CAVA Connect March 2011.

164 Finance

164.a. Paid during the month:

None

164.b To be paid:

Clerk – salary and allowance	629.46
Photocopying and Postage	c/f
Rowington Village Hall. Hall Hire	105.00
HMRC Payment (PAYE/NIC)	229.94
Steve’s Industries Ltd (Playing Field)	108.00

164. c Received:

None

Resolved that the above items of finance be approved. (**RB/DS**)

164. d Items for Consideration / Information.

End of Year Accounts 2010/2011 for approval. (Circulated prior to meeting) Resolved that the draft accounts be approved and signed off by the Chairman (**NC/CB**). Minute numbers allocated to Transfer of Clerk’s Gratuity Fund items (30 March 2011) (£250.00 and £309.00 Receipts and Payments) and receipt of Warwick District Council Precept Payments (£9853.00 on 27 April 2011 and 08 October 2011). (**NC/AJ**)

Cllr. Mrs. Clarke suggested to Councillors that in order to assist the Clerk with an increasing workload that enquiries be made into the cost of someone taking over the role of preparation of accounts, the annual return and PAYE as some other parishes did. Clerk to investigate further. **(NC/RB)**

165. Items for Future Agendas/Information

Nomination for new Councillor – Mrs. D Weir (for information).

Planning Item under Minute 156 (Deferred earlier in the meeting)

Pinley Acres, Pinley – Application for a Lawful Development Certificate for the continued use of land as residential curtilage. **Request for comment by WDC following refusal of application W10/083.** Appeal

APP/T3725/X/11/2144614. **(Working Party)**. Cllr. Cooper gave details of his application and then left the meeting.

Cllr.Lickorish took the Chair and Declarations of Interest were declared by all Councillors present (Cllrs. Browett, Lickorish and Bevins and Cllrs. Mrs Clarke, Mrs Jarvis and Mrs Swain) as the applicant was known to all of them. The recommendations of the Working Party were as follows “Rowington Parish Council cannot support the claim made by the applicant that this land has been used as garden land for the period stated. Local knowledge would confirm that the land in question has remained as paddock/agricultural grazing land, with a local farmer grazing sheep on the land until approximately eighteen months ago. Such knowledge does not therefore concur with the evidence supplied to support this claim for a LDC”. Resolved by a majority vote that this response be approved and submitted to The Planning Inspectorate.

There being no further business the meeting closed at 10.40pm

Next Meeting:

Thursday 14 April 2011 Annual Parish Meeting at Rowington Village Hall

Annual Council Meeting – Thursday 12 May 2011 at Rowington Village Hall

Signed.....

Date.....