MINUTES OF PARISH COUNCIL MEETING HELD AT ROWINGTON VILLAGE HALL ON THURSDAY 13 DECEMBER 2007

Present: P.Cllr. G Bull
P.Cllr. M Wade
P.Cllr. Mrs D Swain
P.Cllr. Mrs S Lowe
P.Cllr. Mrs N Clarke
P.Cllr. Ms J Oldfield
The Clerk

105 APOLOGIES

Apologies received from Cllr. Cooper away on business, Cllr. Mrs Barker on holiday, Cllr. Browett other engagement, D.Cllr Caborn on civic duty elsewhere and C.Cllr. Mrs Compton due to illness recovery.

106 Changes to Published Agenda

None

107 Declarations of Interest

Cllr. Mrs Lowe and Cllr. Mrs Swain both declared an interest in Rowington Village Hall being members of the Village Hall Management Committee – Minute 116. Cllr. Wade declared an interest in Minute 115 Rowington Allotments Land being a Trustee of Rowington Almshouse Charity, as did Cllr. Mrs Swain – also a Trustee of that Charity.

108 Minutes of Meeting held on 08 November 2007

Resolved that the Minutes of the Meeting held on 08 November 2007 previously circulated to Councillors be accepted as a true record subject to the amendment of a typographical error – missing letter "w" on line 23 of Minute 93.

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

None

110 Planning Matters

110.a Considered by WDC:

Land at Peacock Lane, Holywell – Erection of an agricultural building with hard standing and access road.. **GRANTED WITH CONDITIONS.** Copy correspondence from Mr Chris Elliott in Circulation File including offer from Mr John Archer and Mr John Edwards WDC to come to a PC meeting and discuss the issues raised in RPC's letter of 15 November 2007.

110.b Considered by RPC Working Party

None

110.c To be considered by RPC:

Durham Ox, 111 Shrewley Common, Shrewley – Relocation of porch entrance with installation of new window **– No Objections.**

Ribbons, Rowington Green – Erection of an extension to side to provide replacement garage and stores together with new studio above garage and new garden room. **Councillors raised no objections to this proposal but queried the overall increase to the gross floor space of the original dwelling.**

The Chairman closed the meeting at 8.59 to allow a personal presentation to be made to Mr Ivor Johnson in recognition of his hard work and assistance with Rowington Allotments over many years. The meeting re-opened at 9.10 pm.

South Rookery, Rookery Lane, Lowsonford – Proposed automated entrance gates – **Comments – Whilst the PC has no material objection to this proposal, concerns were expressed regarding the design of the gates which are not in keeping with the age and style of this listed building.**

Fleur De Lys, Lowsonford – Re-instatement of the existing (currently hidden) Minstrels Gallery together with the installation of a self supporting timber access staircase – **No Objections.**

110.d Other Planning and/or enforcement matters:

Cornerways, Mill Lane, Rowington – WDC still waiting for planning application/proposals from owner regarding the large pond and extension of garden curtilage. Clerk to continue to chase WDC.

Sintra, Lapworth Street, Lowsonford – Letter received from Mr Chris Elliot. Chief Executive WDC following letter of complaint sent by RPC regarding procedures at Planning Committee 19 September 2007. Copy of correspondence in Circulation File.

Windmill House, Mill Lane, Rowington – Councillors agreed that Clerk should contact WDC Enforcement regarding the apparent non-compliance with the conditions attached to the recent planning permission for the new driveway.
2 Holly Cottages, High Cross – Erection of stable block and barn following refusal of application for same. WDC Enforcement had spoken to the owner who confirmed that there are currently 5 x 12 x 12 stables and 1 x barn 18 x 12 on skids and standing on rubber matting. As such the buildings are not classed as fixed structures and do not require planning permission. WDC to carry out site visit and photograph the structures to ensure they are actually on skids.

111 Police Report

111.a Next SNT Meeting 17 January 2008.

112 Budget 2008/2009

112.a Recommendations of Working Party Meeting 20 November 2007.
A copy of the proposed budget together with explanatory notes had been circulated to all Councillors prior to the meeting. The following points were raised:-

- Donations – resolved that in future donations should not be made by the PC to organisations outside the parish (MW/SL).
- Agreed that it was unfortunate that the precept would have to be increased but the PC could not carry out their role within the community without funds, particularly when certain items of expenditure outside the control of the PC increased annually.

Following discussion it was resolved unanimously that the proposed budget for 2008/2009 should be approved.

113 Parish Plan

113.a Parish Plan – Meeting 28 November 2007 Lowsonford Village Hall 8.00pm. Cllr. Ms Oldfield provided a report on progress following the first meeting of the Steering Group on 11 December 20907. **Copy of Minutes in Circulation File. Next Meeting planned for 05 February 2008.**

114 Land Registration

Clerk provided plans and explained that there were three parcels of land which remained unregistered and following correspondence with HMLR the necessary documentation was now ready for submission and registration. Resolved that Clerk should proceed with the land registration at a cost of £120 (MW/SL).

115 Rowington Allotments Land

Following a request from Rowington Almshouse Charity for the PC to make a contribution towards the cost of ditch maintenance (not to exceed £700 plus VAT) See Minute 103 Nov 2007. The PC had received advice from WDC Legal Services that they could not legally make such a contribution. HM Land Registry guidance clearly states that the following general boundary rules apply in the absence of any evidence to the contrary: - ***Where two boundaries are divided by a hedge or bank and ditch, the boundary is presumed to be along the opposite edge of the ditch from the hedge or bank. This is a presumption in law in the absence of any evidence to the contrary which would rebut it***. The PC therefore has no statutory powers enabling it to make a contribution in the absence of any evidence which confirms the responsibility of Rowington Almshouse Charity for maintenance of this ditch. The public funds held by the PC are controlled by specific statutory powers.
Cllr. Wade speaking on behalf of the RAC queried why the PC could not contribute and asked why the PC could spend money on such items as the playing field and the churchyard. Clerk confirmed that statutory provisions exist under certain Acts, giving the PC power to make payments on the items referred to, but that the PC maintained that the discussion regarding responsibility for maintenance of the ditch should remain between RAC and the adjacent landowner, not the PC as tenant.
Resolved that Clerk should write to the Chairman of RAC clearly outlining the legal position of the PC regarding lawful expenditure.

116 Rowington Village Hall

116.a Report from Cllr. Cooper. Copy in Circulation File. Clerk advised Councillors that due to a double booking by RVH, the PC meeting would have to change venue to Lowsonford Village Hall for the March PC Meeting. Councillors were disappointed that such a situation should occur bearing in mind the regular second Thursday of the month for PC meeting dates. Clerk to speak to Bookings Secretary.
116.b Computer Class Broadband Connection/Wimax Proposal.
Following discussion of emails received to date from Cllr. Caborn and Mr Ty Walters regarding the Wimax proposal, it was resolved that Clerk should write to D.Cllr. Caborn requesting that before any further progress is made, a meeting should take place with members of the PC to establish more detail regarding sites etc, together with details of funding arrangements.

117 Highways, Footpaths and Transport

117.a Matters reported and arising

Footpaths W 30 and 31 Lowsonford – Mr Geoff Treadwell WCC had confirmed that an Inspector had visited the landowner and the problems with locked gate, electric fencing and lack of stiles would be resolved shortly.
Footpath SD169 Manor Lane – confirmed by WCC that the rangers would attend and clear the overgrown path.
Blocked gullies B4439 – complaints received regarding dangerous ice forming on standing water outside Manor House and Eastfield, Old Warwick Road. Spot gritting ordered very quickly by WCC and drainage works due to start at both locations within the next few weeks which should address these flooding problems.
Manor Lane – standing water creating dangerous ice stretches during cold weather – Clerk to report to WCC.

118 Playing Field

118.a ROSPA Safety Report – repair items. An amount had been allocated within the budget to cover the repair items. For attention early in 2008 when weather conditions allow.

118.b New Play Surface - remedial works following damage during delivery. From the following inspection reports, it appeared that the situation had improved but would have to be monitored.

118.c. Playing Field Inspection Report (**Cllr. Browett / Cllr. Wade)**

119 Meetings/Training Days attended/forthcoming

119.a EDP Meeting 29 November Rowington Village Hall. Speaker Mr John Graham Chief Executive of WCC. Topic – What role can Parish Councils play in helping to shape and deliver proposals for more engaged communities and responsive public services? Attended by Cllrs. Wade, Mrs Swain and Ms Oldfield.

119.b WDC Chair's Charity Ball Saturday 26 January 2008. Royal Spa Centre, Leamington Spa.

120 Correspondence –

120.a	13 Nov 07	Mr Chris Elliott. Chief Executive WDC. Sintra - **Circulation File.**
120.b	15 Nov 07	WALC – Endorsement of Warwickshire Fire fighters Fund by WCC Chairman.
120.c	15 Nov 07	WDC – Local Planning Application Information Requirements **(Circulation File).**
120.d	18 Nov 07	WDC – Open Spaces Audit. **Clerk to confirm details of public open spaces within the parish.**
120.e	19 Nov 07	Mr A Butts – Woodcote, Potato Lane, Lowsonford - **Correspondence received but Clerk confirmed that planning permission had been granted on 12 December 2007 which concluded matters..**
120.f	28 Nov 07	WDC Register of Electors 2008 **(New Register received – for information).**
120.g	Nov 07	SMG Services – Company Introduction Pack **(Circulation File).**
120.h	05 Dec 07	Mr Chris Elliott Chief Executive WDC – Land at Peacock Lane – **See Minute 110 above.**
120.i	05 Dec 07	WDC Finance – Parish & Town Council Tax Bases 2008/09, Payment of Precepts, Concurrent Services, Elections – **(Circulation File).**
120.j	Nov 07	WDC Planning – Core Strategy Issues Paper **(Circulation File for comment).**

120.k. Circulation Envelope:
TWTWTS 06 – 12 Nov, 13 – 19 Nov,19 – 25 Nov, 26 Nov – 03 Dec 07.
CPRE Countryside Voice Autumn 07; WDC Council Meeting 28 Nov 07 – Agenda and Committee Reports; WALC Newsletter ADH\74; WDC Focus Magazine Winter 2007; NALC Magazine Issue 59.

121 Reports from District and County Councillors

None due to absence of Cllr. Caborn and Cllr. Mrs Compton

122 Finance

122.a. Paid during the month:
None

122.b To be paid:

Clerk – salary and allowance + RFO Expenses 2007/2008	653.04	
Photocopying and Postage		Nil
Bournville Village Trust (Allotments Ground Rent)	85.00	
HMRC PAYE/NIC (Oct/Nov/Dec 07)		189.90
Steve's Industries Ltd – Playing Field	132.07	
Steve's Industries Ltd – Playing Field	145.23	
G A Bull – Travel Expenses		15.19
G A Bull – re-issue of Cheque 141 (Oct)	Travel	34.88
SLCC Annual Membership Renewal	102.00	
Severn Trent Water (Allotments)	57.87	
HMLR Registration Fees	120.00	

122.c Received:

Bank of Ireland Interest (Nov 07) 56.65

Resolved that payments under Minute 122 be accepted (NC/MW)

122.d Items for Consideration/Information

Financial policy on gifts/donations (Cllr. Wade) See Minute 112 above. Further confirmed that "personal gifts" could not be made by the PC and any such gifts would have to be funded personally by individual Councillors if they so wished.

123 Items for Future Agendas/Information

- Cllr. Mrs Clarke reported that she had been in contact with WDC regarding Pinley Quarry and the work carried on at the site, the hours of work, the future use of the land and the state of the highway. Cllr. Mrs Clarke to provide further details.

Next Meeting: Thursday 14 February 2008 at Lowsonford Village Hall

Signed……. Date……..

Chairman