

**MINUTES OF PARISH COUNCIL MEETING HELD AT
LOWSONFORD VILLAGE HALL ON THURSDAY 15 JANUARY 2009**

Present: P.Cllr. G Bull
P.Cllr. M Wade
P.Cllr. Mrs D Swain
P.Cllr. Ms J Oldfield
P.Cllr. G Cooper
P.Cllr. R Browett
P.Cllr. Mrs N Clarke
P.Cllr. C Bevins
D.Cllr. L Caborn
Two members of the public

132 APOLOGIES

Apologies received from C.Cllr. Mrs J Compton and P.Cllr. Lickorish.

133 Changes to Published Agenda

None

134 Declarations of Interest

None

135 Minutes of Meeting held on 11 December 2008

Resolved that Minutes of the Meeting held on 11 December 2008 previously circulated to Councillors be accepted as a true record. (CB/NC)

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

A resident of Preston Road, Lowsonford complained strongly about the condition of the surface of Preston Road which he reported was of sufficient concern to residents of that road, that he was considering reporting the matter to the press and withholding council tax payment until something was done. Councillors were able to confirm to the resident that Preston Road was on the Highways Programme for repair but a definite date for the work was not known. D. Cllr. Caborn confirmed that he would speak to C. Cllr. Mrs Compton to try and obtain further information on the WCC Highways Repair Programme. Clerk to report the matter to Mr Peter Hallam WCC.

A resident of Narrow Lane was present to comment on the planning application for Sandall House Farm, Lowsonford. Councillors agreed that it would be sensible for discussion to take place under that particular item on the agenda, which the resident agreed to.

137 Reports from District and County Councillors

D.Cllr. Caborn reported as follows:-

- At a recent Transport Seminar at WCC Cllr. Mrs Compton had managed to obtain an extra £75k of funding towards an extra drainage gang for half a year to operate in this area in an effort to resolve problems with blocked drains and gullies .
- Cllr. Caborn had managed to obtain an increase in the Concurrent Services Payment from £850 to £1000 for Rowington Parish. This figure would be reviewed at the end of the current financial year and projected costs for the following year would be requested, prior to the start of WDC budget discussions for the next financial year. Excellent news bearing in mind the costs currently borne by the PC.

138 Planning Matters

138.a Considered by WDC:

Ribbons, Rowington Green, Rowington – Repositioning of oil storage tank – **GRANTED**

2 Kingswood Cottages, Old Warwick Road, Lapworth – New car parking space in front of property. **GRANTED**

The Feldon, Mill Lane, Rowington – Erection of two storey first floor rear extension. Erection of garage extension and insertion of roof lights - **GRANTED**

138.b Considered by RPC Planning Committee

None

138.c To be considered by RPC:

Foxbrook Farm, Old Warwick Road, Rowington – Change of use of barn to storage of saddles and accessories for sale. Further information and comments received from resident. **Comments.** Following representation made to the PC by a resident, it appears that the scale of the business being operated from the above site may be larger than originally understood. On the basis that allegations have been made regarding the volume of increased traffic on what is already a potentially hazardous series of bends on the B4439, Councillors would request that this application is deferred until further evidence/information can be obtained regarding the extent of the business carried on at the site – particularly traffic movements. Highway safety at this location is of considerable concern to Councillors. A request is therefore made that

perhaps records of traffic and customer movements are obtained, WCC Highways are consulted regarding traffic safety, and that ultimately, should this application be granted, conditions are imposed to limit the opening hours of the business.

Oaktrees, The Cumsey, Pinley Green – Erection of single storey extension. Despite further information received, Councillors still found it difficult to make sense of the plans provided and were unable to make an informed decision on the proposal. Clerk to request further information from WDC.

Orchard Barn, Henley Road, Lowsonford – Alterations to the existing barn conversion. **Comments.** Whilst no material objections were raised, Councillors are of the opinion that residential barn conversions should retain as much of the original character and design of the original building as practicable, and do not support the two storey element of this proposal. Maintaining a single storey structure will also lessen the impact of the development in this Green Belt area.

Sandall House Farm, Narrow Lane, Lowsonford – Erection of new stable, closed access, widened access, new drive, replacement bridge, external staircase, demolition of 3 buildings, enlargement of domestic curtilage and associated development. Numerous elements were included in this application. Brief summary of responses- Erection of new stable building – **Objections.** New Access – **Objections and Comments.** Internal Drive (Retrospective) and new bridge (Retrospective) – **Comments.** External Staircase – **No objections.** Enlargement of Domestic Curtilage – **Objections.** Copies of the detailed response available from the Clerk.

The Kites, The Avenue, Rowington – Ground floor rear utility room, first floor rear bedroom and alterations to form relocated bathroom and en suite. **No objections**

The Homestead, Case Lane, Shrewley – Erection of replacement dwelling and garage. **Comments.** Whilst no material objections were raised, Councillors do question the proposal in terms of character and design.

138.d Other Planning and/or enforcement matters:

Badger Cottage / Gaydon House – WDC Enforcement Report. WDC Planning Enforcement Officer has contacted the owner of the property and the Estate Agent advertising the property for sale. The agents have altered their advert to include the whole site to include the ancillary buildings (Badger Cottage). The owner has complied with the request and a review of the situation will be carried out in December 2009. This will ensure that an open enforcement case will be disclosed on the searches of any prospective purchaser.

139 Police Report

139.a Western Area SNP Meeting 26 February 2009 at 7.30 pm – Lapworth Village Hall (Cllr. Ms.Oldfield / Cllr. Bevins)

139.b Mobile Police Station Visits – Copy in Circulation File. **Next visit to Rowington – Tuesday 31 March 2009 at Rowington Church Car Park 17.30 to 18.00.**

140 Parish Plan

140.a Report on Parish Plan (Meeting 06 January 2009) (Cllrs. Browett, Cooper and Ms Oldfield)
Minutes in Circulation File

140.b Public Meeting – Saturday 17 January 2009 Tom O'the Wood 10.30 – 12.30. The Chairman encouraged all Councillors to attend this meeting.

141 Rowington Village Hall

141.a Report if any (Cllr. Cooper) No new information to report

142 Highways, Footpaths and Transport

142.a Matters reported and arising

- Flooding Issues – Narrow Lane, Lowsonford and bridge over Fox Brook on bend adjacent to St Luke's Church. Report from WCC and issues raised by residents. Following a visit by Mr Gerald Brooks WCC Highways had sent out the jetter to ensure that all drainage runs were clear and confirmed that this was the case. Mr Peter Hallam had carried out a further site visit with Mr Nigel Chetwynd (Network Management Services) and confirmed that it appeared that the capacity of the existing drainage system was insufficient. On that basis a request for funding for improvement works had been submitted for consideration.
- Refuse Collection – Lack of flexibility regarding collection of general waste. Issue raised by resident. As Cllr. Caborn had left the meeting to attend another, it was not possible to put this matter to him. Comments were however made regarding the number of people who continued to leave rubbish sacks out next to their grey bins. These bags would not be collected by WDC and the bags were often left outside properties which did not improve the appearance of the parish.
- Running water outside Lowsonford Village Hall. Cllr. Mrs Swain had reported this matter and had spoken to Mr Peter Hallam WCC. The water had formed deep slush and ice during the cold weather.
- The owner of Cumsey Lodge had reported that he had experienced a very unpleasant verbal attack from a walker using Footpath W35 alongside his property. As a result of this problem and several instances of ramblers not keeping to the footpath, the resident was in consultation with WCC regarding the erection of a fence to keep walkers on the footpath (1.5 m) and his livestock off the path. The resident felt this was an unfortunate but seemingly necessary decision.
- Several complaints received regarding gritting of roads in the parish. Clerk to investigate gritting routes.

143 Playing Field

- 143.a. Playing Field Inspection Reports (**Mr R Morton / Cllr. Mrs Clarke / Cllr. Browett /Cllr. Wade**) to include reminder to Councillors of the importance of weekly inspections. Clerk distributed a new weekly inspection rota to Councillors. The following points were raised and discussed:
- Small tree/shrub stumps above ground level noted by Mr R Morton in his report – on left hand side of the field when travelling towards the church car park. Cllr. Bull to inspect.
 - Large ruts still evident in paddock area and noted by Cllr Wade. Clerk confirmed that the Mowing Contractor had confirmed earlier in the day that would attend to this matter as soon as there was a hard frost to allow a tractor with balloon tyres to access the site.
 - RoSPA Report – mats under swings require attention. Cllr. Ms Oldfield had made enquiries regarding an alternative surface under the swings. Grass was an option but the RoSPA Inspector had confirmed that in this situation the grass would be quickly worn away and render the surface unsafe. Discussion followed during which Councillors took the view that the mats seemed to be in a satisfactory state. Councillors agreed that they should monitor the situation. Clerk did however remind Councillors of their duty to comply with the terms and conditions of their insurance policy in relation to the contents of the RoSPA Report. Councillors further agreed that a separate meeting should take place to discuss the playing field generally.

143.b West of St Laurence Access – improvement works on hold pending grant application which had been submitted by Mrs Lindsey Bowen on behalf of Rowington Action Group.

143.c WDC Grant for access works – see above.

144 Meetings/Training Days attended/forthcoming

144.a 10 Feb 09 WDC Engineering Services. Parish & Community Plan Update and Workshop. Town Hall, Leamington Spa 7.00 – 9.00 pm.

145 Correspondence

145.a 07 Jan 09 Letter sent to Rowington Tennis Club regarding extension of Licence dated 15 January 2007. Clerk confirmed that a signed letter had been received from Mr Male, Chairman of the Tennis Club.

145.b Jan 09 WDC Consultation Draft Open Space Supplementary Planning Document – Comments by 06 February 2009. Copy in Circulation File for information/comment.

145.c Jan 09 Communities and Local Government. Communities in Control Code of recommended practice on local authority publicity – Consultation. Copy in Circulation File for information./comment.

145.d Circulation Envelope:
TWTWTS 28 Dec – 05 Jan 09

Copy of letter sent to resident at Lye Green; WDC Council Meeting 14 January 2009 Agenda and Committee Reports; Warwickshire Rural Housing Association Annual Report; NALC Local Council Review Jan 2009; WDC Home News Winter 2008/09.

146 Finance

146.a. Paid during the month:

None

146.b To be paid:

Clerk – salary and allowance	587.95
Photocopying and Postage	c/f
Steve’s Industries Ltd – Tree Work at Playing Field	460.00
TW Printing – Parish Plan	74.75
Mr N Holmes. Parish Plan Expenses	16.69

146.c Received:

CAVA Flood Relief Fund	200.00
Bank of Ireland Interest (Dec 08)	32.90

Resolved unanimously that the above items of finance be approved

146.d Items for Consideration / Information

None at issue of agenda

147 Items for Future Agendas/Information

- Oaktree Wharf – Current Planning Permission due to expire June 2009. For information.

Next Meeting:

Thursday 12 February 2009 at Rowington Village Hall

Signed.....

Date.....

Chairman