

**MINUTES OF PARISH COUNCIL MEETING HELD AT  
LOWSONFORD VILLAGE HALL ON THURSDAY 08 APRIL 2010**

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  
The Clerk  
Ten Members of the Public

**156 Apologies**

Apologies received from C. Cllr. Mrs J Compton and D.Cllr. L Caborn due to other engagements.

**157 Changes to Published Agenda**

Additions made due to time constraints under Minute 169 Circulation File; Minute 168 Meetings / Training Days; Minute 170 Finance to be paid; Minute 171 Items for future Agendas / Information.

**158 Declarations of Interest**

Cllr. Cooper reiterated his personal interest made at the meeting of 11 March 2010 relating to The Field House, Holywell Planning Application, the applicants being known to him and present at the meeting. Cllr. Mrs Swain declared an interest in Rowington Village Hall being a member of the Village Hall Management Committee.

**159 Minutes of Meeting held on 11 March 2010**

Resolved unanimously that the Minutes of the Meeting held on 11 March 2010 previously circulated to Councillors be accepted as a true record (RB/CB)

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

Eight members of the public present in relation to the Sandall House Farm planning applications – Mr and Mrs Brook, Mr and Mrs Trigg, Mr and Mrs Hobday and Mr and Mrs Newman. Mr Brook introduced himself as a member of Lowsonford Conservation Society and put forward the objections as outlined in a letter of objection sent to WDC by Lowsonford Conservation Society, copy letter attached to these minutes for reference.

The Chairman read out a draft of the letter to be sent by the PC strongly objecting to the two applications, both applications due to be considered by WDC Planning Committee on 27 April 2010.

The overall view of residents was that despite several requests for meetings and/or discussions with the applicants or WDC, there had been little evidence of any wish to discuss this matter. LCS would be asking for the two applications to be deferred pending further investigation of what was considered to be a material change of use of the site from private use to commercial use, and the lack of opportunity for residents to voice their opinions on such a material change of use to a proposed commercial enterprise which currently made no contribution to the local community. The Chairman thanked all the residents for their contributions and for taking the time to attend the PC meeting.

Mr and Mrs Dowson from The Field House, Holywell were present following consideration of their planning application by the PC in March 2010. Mr and Mrs Dowson were keen to ensure that the PC were aware of all factors affecting this application including the fact that the original planning permission granted in 2006 had expired unbeknown to the applicants until recently. Mr Dowson reported that Mr Wallsgrove WDC Planning Officer had suggested that the applicants approach the PC and ask them to re-consider the planning application in light of such factors as the need by Mrs Dowson for storage in relation to her craft business, the requirement for storage of boats and equipment etc; the fact that the house was an “ecological nightmare”, expensive to run in its current state and that the shingle roof was being attacked by woodpeckers. Resolved that Clerk should speak to Mr Wallsgrove WDC to establish the position regarding any potential re-visiting of this application by the PC. The Chairman thanked Mr and Mrs Dowson for attending the meeting.

**161 Reports from District and County Councillors**

Cllr. Mrs Compton had provided the following report:

- The Dicks Lane application by the Trail Riders Fellowship was turned down at the Warwick Area Committee. Currently waiting to see if the TRF appeal against this decision. Cllrs. Mrs Compton to

make contact with Ann-Marie Grace WCC Officer to establish the current status. Perhaps the PC could let Cllr. Mrs Compton know if they wish to take any further action.

- The Police have indicated that they have carried out a speed survey on The Cumsey (C25) although this road is still at the national speed limit of 60mph. The Police will report at the Localities Forum meeting on the 29<sup>th</sup> April.
- With the tough budget now in operation WCC have initiated a freeze on recruitment of staff and only filling posts where it is essential. In the long term it will mean a down sizing of the organisation in the order of 20% whilst still delivering services – this will not be easy.

## **162 Planning Matters**

**162.a** Considered by WDC:

**Meadow Cottage, Lapworth Street, Lawsonford** – Erection of first floor extensions to provide enlarged bedrooms and study above garage. **REFUSED**

**Sanbrook Farm, Narrow Lane, Lawsonford** – Variation of Condition. The occupancy of the dwelling shall be limited to a person solely or mainly or last working in agriculture and/or equestrian activities in the locality or a widow or widower of such a person and any resident dependents. **GRANTED**

**162.b** To be considered by RPC: - to include recommendations of Working Party Meeting held 06 April 2010

**Cornerways, Rookery Lane, Lawsonford** – Erection of replacement garage with room over and erection of link utility room (amendment to W09/0917) **No objections**

**Sandall House Farm, Narrow Lane, Lawsonford** – Construction of horse exercise pen. **Objection – see below**

**Sandall House Farm, Narrow Lane, Lawsonford** - 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” **Objections -**

Rowington Parish Council wishes to raise serious concerns and objection to the above Applications No W/10/0034 and W/10/0035.

Rowington Parish Council has been contacted by a number of residents of Lawsonford regarding the above application.

Detailed reasons for rejection have already been submitted on behalf of residents by Lawsonford Conservation Society and this letter must be read in conjunction with their letter to Warwick District Council Planning Department dated 4<sup>th</sup> April 2010.

The over development of Sandall House Farm has been raised on a number of previous occasions due to its obtrusive nature and rather ugly development adjacent to surrounding housing, particularly when located in Warwickshire Green Belt and the designated ‘Arden Special Landscape Area’. RPC feel that the proposal is totally unsympathetic in nature and design.

The latest applications are an attempt to develop further unsympathetic uses of the land and to over rule previous specific conditions of use imposed when the gallop horse exercise track, in particular, was first requested. The previous conditions of use which the current owners of Sandall House Farm are seeking to overturn were specifically imposed in order to limit use of the gallop track to its very specific and specialist use for racehorse training. The current development is already obtrusive and the further developments requested simply make this even more unsatisfactory and are furthermore potentially damaging to the entire character and vista of the village.

Application No W/ 10/ 0034

RPC feel that the proposed pen is a hideous intrusion to local residents as it fully impacts on the privacy of their houses and gardens. Walkers of the adjacent public footpath may also feel intimidated by the close proximity and height of the pen in what is a very scenic landscape. The prospect of large horses exercising close to this footpath is a potential and could be, serious, hazard to children, adults and dogs. In wet weather this footpath will become untidy i.e. muddy and unwalkable as has happened to other footpaths in the area.

RPC request that until the footpath running alongside Sandall House Farm is fully reinstated to its correct location, as detailed and requested by Mr Paul Williams, Definitive Map Team Leader Countryside Access Team in his consultation response dated 19 March 2010 then all planning considerations should be halted. Once the footpath has been reinstated in its correct location any decisions relating to the requested pen and the current accompanying horse walker, can then be considered by all parties concerned. Familiarity with horses will reveal that the proposed pen is in fact not an essential requirement of the business and in fact, could be sited anywhere on the land – essentially not close to domestic landowners where the noise and mess might also cause a problem. For this reason alone this application should be rejected.

The Parish Council firmly believe that two facilities should in fact be located closer to the existing premises known as Sandall House Farm (which now has ample space for their re-siting) and screened from the road such that the vista of local houses and walkers is not damaged as would be the case with its current proposed location.

No proposals have been made for landscaping the site on all sides with mature trees and no requests were made from WDC for such attention to detail re the last development requests made in 2009.

Any further changes MUST take the provision of landscaping of the premises with mature trees into account in any event.

#### Application No W/ 10/ 0035

Rowington Parish Council share the concerns of residents and other local small businesses whose own established homes and land will become threatened by the proposed requested changes of condition. Sandall House Farm was purchased by the current owners with very specific conditions of use attached. Like any other business venture, it is up to the owners of Sandall House Farm to ensure that their purchase meets their proposed business objectives and longer term requirements. However, it now appears that they wish to totally flaunt the conditions attached to the land that were imposed by the Planning Department when granting permission in 1998 and reinforced by the Planning Inspectorate in 2000, at the cost of the, very local, residents and homeowners. The Parish Council considers this to be unreasonable and totally unacceptable.

If the conditions do not now meet their business requirements then like any other business they need to seek premises and land which do meet their needs.

The requested lifting of conditions particularly the times of use and specific conditions of use of the exercise track is totally unacceptable to local residents who will certainly not benefit from the constant noise and pollution created by horses. Consideration should also be given to the fact that the well used footpath crosses the gallop which will again be a hazard to children, adults, dogs and horse riders themselves. as detailed by the Conservation Society. This should be taken into particular consideration re any requests for changes of conditions requesting their extension of use to weekends and evenings which should be rejected for this reason.

Rowington Parish Council representatives would like to suggest that a joint meeting takes place on site with the owners of Sandall House Farm and representatives of WDC Planning Department in order to view and discuss the proposals re Application No W/ 10/ 0034 and Application No W/ 10/ 0035

in conjunction with the points being made by the Parish Council on behalf of owners and residents of the local area. RPC does understand that WDC have already made a site visit but would request that another is made which does involve RPC, as we feel it would be beneficial to talk through the proposal on mutual ground and potentially allow all parties to understand the situation more fully.

We strongly urge you for all of the reasons given to date, to refuse both of these application numbers No W/ 10/ 0034 and Application No W/ 10/ 0035

Resolved that the recommendations of the Working Party of 06 April 2010 as detailed above, be accepted and forwarded to WDC.

#### 162.c Other Planning and/or enforcement matters:

**Meadow Hill Farm, Lapworth Street, Lawsonford. Appeal APP/T3725/A/09/2117789.** Appeal against decision of WDC to refuse replacement dwelling. **Appeal Allowed and Permission Granted.**

**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. No response as at issue of agenda. Resolved that further reminder letter should be sent to WDC Enforcement asking why no response had been received to original letter of 17 February 2010.

**Brookfurlong Farm, Lawsonford.** 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. No response as at issue of agenda. Further letter to be sent to WDC – see above item.

### **163 Parish Plan**

163.a Update to include consideration of:

- Playing Field access - Steve's Industries for consideration. Quotation requested from Mr. D White. When all quotes are to hand these can be considered further.
- Quotation received for installation of seat to bus shelter at Finwood Crossroads for consideration in the sum of £295. To be considered further, together with option to replace the bench recently removed at the other side of Finwood Crossroads.
- Bus shelter at West of St Laurence. Quotation received from Mr. K Stiles. Further discussion required and comparison of all quotes received to date.

### **164 Localities Forum**

164. a Next Meeting on 29 April 2010 at Norton Lindsey Village Hall 7.00pm (**Cllr. Lickorish / Cllr. Bevins**) Councillors requested that Cllrs Bevins and Lickorish ask for results of the speed surveys carried out on The Cumsey (C25) over recent weeks and referred to within Cllr. Mrs Compton's report under Minute 161.

164.b Funding received - £1500 for Old Folks Fund. Letter received from Old Folks Group on 02 April 2010 declining grant for reasons stated within letter. Councillors were of the opinion that the Old Folks group met the criteria set out in the WDC Grant application and supported D.Cllr. Caborn in his view that the funding should be retained by the Old Folks Group. Chairman, Cllrs. Caborn and Mrs Compton to meet with the Group and discuss the way forward.

### **165 Rowington and Lawsonford Village Halls**

165.a Report if any (**Cllr. Cooper**). Financial Report in Circulation File.

### **166 Highways, Footpaths and Transport**

166.a Matters reported and arising

- Footpaths W41 and W33 (Cllr. Mrs. Clarke). Cllr Mrs Clarke had been in discussion with WCC Footpaths Officers regarding the state of these two footpaths and investigations were ongoing with regard to the alteration to the kissing gate on W41 and a request for a new kissing gate on W40.
- Grange Farm, Pinley – Cllr. Mrs Clarke and Cllr. Browett had been in communication with WDC Enforcement regarding continued breach of planning conditions relating to heavy lorry traffic travelling to and from the site outside the specified hours. Details had been submitted to Mr Martin Perry at WDC for investigation.
- Remedial works to land in Narrow Lane following drainage works WCC. WCC had confirmed to Clerk that they would attend very shortly to carry out the remedial works to the field belonging to Mr Lane Wells at Santan Farm, following the drainage works.
- Dicks Lane Variation of TRO – requests from residents regarding future status of this route. Clerk to speak to WCC regarding the possibility of de-classification although it was thought that the Trail Riders Fellowship would appeal against the decision to retain the TRO made by Warwick Area Committee last month.

### **167 Playing Field**

167.a. Playing Field Inspection Reports (**Mr R Morton / Cllr. Mrs Swain / Cllr. Mrs Clarke**) All looking good. Cllr. Cooper had spoken to Mr and Mrs Vegnuti regarding the falling fence adjacent to the access path and they had agreed that the fence required some attention. Cllr. Cooper due to meet with Mr Graham Bull to discuss the situation.

167.b Email from RAG regarding purchase of picnic table for playing field. RAG hoped to be able to purchase at least one picnic table for the playing field with funds currently held. RAG to report back to PC once they had investigated the costs of installation etc.

### **168 Meetings/Training Days attended/forthcoming**

- 168.a 16 Mar 2010 WCC Warwick Area Committee Meeting, Shire Hall, Warwick 6.00pm – report by Cllr. Cooper. Good attendance at committee meeting and resolved by Warwick Area Committee that TRO should remain place for the time being. See Minute 169 below
- 168.b 10 April 2010 Public Meeting at Lowsonford Village Hall relating to LAMAG and Lowsonford Conservation Society - CANCELLED
- 168.c. 22 April 2010 Annual Parish Meeting. Rowington Village Hall at 7.30 pm. Guest Speakers Mr Paul Pinkney Head of Development Services WDC and Mr Lindsey Shaw Crime Prevention Officer Warwickshire Police.
- 168.d 17 April 2010 Chairman of WDC Councillor Peter Barnes and Mrs Stella Barnes. “At Home” Drinks Reception at Shire Hall. 6.30pm to 8.30pm
- 168.e 19 May 2010 The Chairman Elect WDC Cllr. Bertie MacKay and Miss Valerie Daly. Annual Meeting of the Council and Reception afterwards. Town Hall, Leamington Spa 6.20pm start.

### **169 Correspondence**

- 169.a 24 Feb. 2010 WDC Development Services. Warwick District Core Strategy Consultation – “Alternative Sites”. Comments required. None received.
- 169.b 16 March 2010 WDC Development Services. Proposals to save Warwick District Local Plan Policies. Details in Circulation File for comment
- 169.c 24 March 2010 WCC Proposed Variation Orders (3) Dicks Lane. Letter confirming decision not to allow Orders 1 and 2 but that Order 3 should be allowed. Request from residents regarding redesignation of Dicks Lane. And suggestion that perhaps the route could be de-classified. Clerk to investigate options with WCC.
- 169.c 29 Mar 2010 Lowsonford Conservation Society. Copy of letter to WDC Planning regarding Sandall House Farm, Lowsonford. Copy in Circulation File
- 169.d 29 March 2010 WCC Warwickshire’s Rights of Way Improvement Plan – a review. Resolved that a response should be sent outlining the concerns of the PC and residents in relation to Dicks Lane and the TRO.

### 169.e Circulation Envelope:

Heart of England Way “Footnotes” Spring 2010; Local Council Review Spring 2010; Clerks and Councils Direct March 2010; WALC Newsletter March 2010; Revised Playing Field Weekly Rota; WDC Focus Magazine Spring 2010. WRCC Country Matters Issue 43.

### **170 Finance**

#### 170.a. Paid during the month:

None

#### 170.b To be paid:

Clerk – salary and allowance	629.66	
Photocopying and Postage		c/f
WALC Annual Membership		286.00
Heart of England Way Annual Subscription		7.00
Donations under Section 137:		
Rowington Village Hall	200.00	
Lowsonford Village Hall	200.00	
Rowington Parish Records		100.00
St. Luke’s Church		150.00
Mr R Morton – Playing Field Inspections	100.00	

#### 170. c Received:

Bank of Ireland Interest (Feb 2010) Nil

Resolved that the above items of finance be approved (CB/NC)

#### 170. d Items for Consideration / Information.

- Draft End of Year Accounts 2009/2010 circulated to Councillors for consideration prior to this meeting. No comments received. Clerk to forward to Internal Auditor for approval.
- Consideration of Nominative Trustee for Rowington Almshouse Charity. No nominations received to date.
- Request from VHMC for further funding in respect of WDC Rural Initiatives Grant application. Request for further funding from the PC in order to meet shortfall (c. £100) in budget for proposed new garage building. £500 already provided by the PC to assist with the Rural Initiatives Grant and no additional amount budgeted for in the current financial year. Suggested that the users of the facility could perhaps contribute a small amount to make up the shortfall at this stage

**171. Items for Future Agendas/Information**

Lowsonford Marina. Planning application now submitted and shown on WDC website but not yet validated. Application will not be considered by the PC until validated and consultation papers received.

There being no further business the meeting closed at 10.25pm.

**Next Meeting:  
Thursday 13 May 2010 at Rowington Village Hall - Annual Council Meeting**

**ANNUAL PARISH MEETING THURSDAY 22 APRIL 2010 AT ROWINGTON VILLAGE HALL AT 7.30PM**

Signed.....

Dated.....