

**MINUTES OF PARISH COUNCIL MEETING HELD AT  
ROWINGTON VILLAGE HALL ON THURSDAY 10 DECEMBER 2009**

Present: P.Cllr. G Cooper  
P.Cllr. P Lickorish  
P.Cllr. Mrs D Swain  
P.Cllr. Mrs Clarke  
P.Cllr. R Browett  
P.Cllr. Ms J Oldfield  
P.Cllr. Bevins  
C.Cllr. Mrs Compton  
D.Cllr. Caborn  
The Clerk  
Eleven Members of the Public

**106 Apologies**

None

**107 Changes to Published Agenda**

Additions made due to time constraints under Minute 118 Meetings/Training Days - Central Warwickshire Villages LEADER Forum Meeting. 15 December 2009 at 6.30pm. Garden Organic CV8 3LG  
Minute 119 Circulation File -Warwickshire Rural Housing Association – Annual Report, Minute 120 Finance to be paid -Steve's Industries Ltd. Playing Field (Tree Removal) £287.50.

**108 Declarations of Interest**

None

**109 Minutes of Meeting held on 12 November 2009**

Resolved unanimously that the Minutes of the Meeting held on 12 November 2009 previously circulated to Councillors be accepted as a true record. (NC/RB)

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

Mr Tim Webb present to speak on the matter of Cumsey Lodge. Mr Michael North present to speak on the matter of Cumsey Lodge. Mr Peter Hulse present to speak on the matter of Sandall House Farm. All other members of the public present to observe.

Mr Tim Webb spoke as the owner of Cumsey Lodge Stables regarding his application for a Lawful Development Certificate for the use of the former stables as a dwelling and use of associated land as domestic garden. Mr Webb stated that there was very compelling evidence to support his application in the form of statements from past tenants, utility bills etc. Mr Webb confirmed that he had provided very specific details with his planning application to support his claim that the stable building had been occupied as a residence for over four years.

Mr North as a neighbour of Cumsey Lodge Stables for some twenty six years disputed the claims made by Mr Webb and would strongly oppose any residential development on the site. Mr North gave details of the long and complicated history of the site and its use as stables, dismissal of a planning appeal, enforcement action instigated by WDC and action taken by RSPCA against the previous owner of the building. Mr North confirmed that he would put forward his response to WDC and ask for further information to be obtained in respect of the claims made under the current application.

Mr Hulse wished to put forward the case for Sandall House Farm. Club Equus had been set up as an equine business to cater for ten liveries and a facility for training. Frankie Gilmore (also present) had been employed as she had considerable experience and qualifications and the yard was a BHS approved livery yard. Mr Hulse reported on the improvements carried out to the property to date and would ask for co-operation in relation to future development. Sandall House farm were currently looking to change the planning use of the gallops by extending the hours of use and, whilst Mr Hulse understood that residents were concerned about this proposal, Sandall House was not a racing yard. The alternative to extending the hours of use was to use the land to the south of the gallops for exercise and jumping nearer to the houses along Narrow Lane which would create more disturbance.

**111 Reports from District and County Councillors**

C.Cllr. Mrs Compton provided the following information:

- Public Consultation on reorganisation of the Fire Service now finished and all responses would be analysed before consideration by full Council on 09 February 2010.

- Budget not good news with funding to be found and inevitable that some services would have to be cut
- Ample grit and salt in stock in Warwickshire at present.
- Warwick Police Station now closed and relocated to Shire Hall. Shire Hall open on Saturdays until 4.00 pm.

Cllr. Caborn provided the following information:

- Planning Application for Lapworth Marina using the same contractor as the application for Lawsonford Marina – understood that application for Lawsonford would be submitted by Christmas.
- Budget – black hole in funding and likely to be a reduction which will hit services.
- Merger of WDC call centre with WCC call centre to provide a county-wide call centre to deal with all enquiries.
- Hoped that a One Stop Shop would open at Riverside House by April 2010 to bring all services together at one location.
- New layout at J15 to be opened up on Monday with just a few tidying up works to be completed.

## **112 Planning Matters**

### **112.a Considered by WDC:**

**Lower Rookery, Rookery Lane, Lawsonford** – Demolition of existing dwelling and erection of two storey replacement dwelling with detached garage. **REFUSED**

### **112.b Considered by RPC Planning Committee**

None at issue of agenda.

### **112.c To be considered by RPC:**

A Working Party had discussed the following planning applications on 07 December 2009. Present: Chairman, Vice Chairman, Clerk, Cllr. Browett, Cllr. Mrs Clarke. The recommendations of the working party were conveyed to Councillors by the Chairman and it was resolved that these recommendations should form the response to WDC. (PL/NC)

**The Stables. The Cumsey, Pinley Green** – Application for Lawful Development Certificate for the use of former stables as a dwelling and use of associated land as domestic garden. **Object.** From extensive correspondence held on file dating back to 1989 it is clear that several applications for conversion of this building into a dwelling have been lodged and refused, culminating in dismissal of a Planning Appeal in 1992. The Parish Council holds a considerable amount of paperwork on file relating to this site. From documents held on file the PC strongly refute the claim that the land surrounding the subject building has been used as domestic garden land at any point over the last decade or so. Indeed correspondence, photographs, Section 215 Notice served by WDC in 2004, visits by WDC Enforcement Officers and RSPCA Officers would confirm that the use of the land has always been agricultural, with machinery, fodder, caged livestock and horses kept on the land until Mr Gerrard sold the site to Mr Webb in 2005. Whilst Mr Webb has cleared and improved the site dramatically, this has merely resulted in an extension of the drive of Cumsey Lodge to the front of the stables, and creation of a parking area – not a domestic garden. This land has always been, and remains, an agricultural site. It is of additional concern to note that the boundary line of the residential curtilage to the rear of Cumsey Lodge and The Stables appears to have been moved a considerable distance out into the agricultural land at the rear of both properties. Plans held on file and attached to previous planning applications for this site show the boundary line clearly abutting the rear wall of The Stables and very close to the rear of Cumsey Lodge, not as shown on the plan attached to this application. We cannot find any record of a planning application for change of use of agricultural land to residential use to the rear of either of these properties.

### **Residential Occupation.**

The evidence provided by the applicant to support continued residential occupation of the building is insufficient. The letters contained in Appendix A attached to the application are undated, with the exception of document 2, and one would expect copy tenancy agreements and sworn affidavits to accompany such an application as evidence of occupation. No such documents are attached. Neither can we find any record of these occupants on the WDC Electoral Register for the periods claimed. The electricity bills provided as further evidence, do not appear to support residential occupation of the building between March 2006 and August 2008 with consumption levels far too low to support such evidence e.g. the electricity bill covering the period January to March 2007 during which time it is claimed that Norma Kettle was in occupation, totals only £7.39. The bill covering part of the period of Mary Phillips' purported occupation totals £1.57. From local knowledge, use of the adjacent public footpath by local residents, and information provided by

neighbours, the PC cannot support this application and view the information provided as wholly insufficient to support any claim for a Lawful Development Certificate.

**Sanbrook Farm, Narrow Lane, Lawsonford** – Change of Use of part of former agricultural building to an equestrian use and accommodation ancillary to the main farmhouse (retrospective). No objections to the use of part of the agricultural barn for the provision of 14 stables on the basis that the remainder of the barn is retained for agricultural purposes and storage only. No objections to the use of part of first floor accommodation as residential accommodation ancillary to the main house on the basis that the current kitchen facilities are removed, thus ensuring that the accommodation could only be occupied in conjunction with the main house.

**Meadow Hill Farm, Lapworth Street, Lawsonford.** Planning Appeal – Erection of a Replacement Dwelling. APP/T3725/A/09/2117789/WF. Comments by 11.01.2010. RPC no objections.

#### 112.d Other Planning and/or enforcement matters:

**Sandall House Farm, Narrow Lane, Lawsonford** – Deletion of Condition 4 of planning permission W98/1384 (use of exercise track. Reports received from residents regarding continued breach of planning conditions regarding hours of use. Further reports passed to WDC since PC meeting of Nov '09. Response received from Mr Philip Hopkinson WDC Enforcement confirming that WDC had advised the owners that the conditions relating to hours of use of the track remained in force and should be observed. Mr Hopkinson had reported that a fresh planning application to vary the existing conditions would be submitted by 07 December 2009.

### **113 Parish Plan**

113.a Update to include consideration of:

- Playing Field access, new benches and drainage of field.
- Cllr. Browett had spoken to Rowington PCC regarding the possibility of a new access to the field from the church car park. The PCC would be happy to look at the drawings drawn up by Graham Bull during his chairmanship. Clerk to pass copy of drawings to Cllr. Browett for consideration by the PCC.
- Benches in playing field now dilapidated but supports still strong. Clerk to request quotation for new tops from Mr Richard Morton.
- Drainage – for future discussion.

### **114 Localities Forum**

114. a Next Meeting 28 January 2010 at Barford Memorial Hall 7.00 for 7.30pm (**Cllr. Lickorish / Cllr. Bevins**). Copy of draft Minutes of meeting of 29 October 2009 in Circulation File. Cllr. Mrs Compton confirmed that funding was still available for community projects and applications would be considered on 28 January. Cllr. Lickorish suggested that the PC should seek funding to help the Old Folks Fund which provided a valuable community service for elderly residents in the parish. Clerk to action. Cllr. Cooper added that funding was required for a bus shelter at St Laurence Close. Cllr. Mrs Compton confirmed that she would investigate possible avenues for this type of funding.

### **115 Rowington and Lawsonford Village Halls**

115.a Letter from Rowington Parish Records requesting support from PC in connection with WDC Rural Initiatives Grant application for funding to erect storage building on village hall site. Resolved that letter should be sent confirming that the PC would support the application but at the same time putting forward the comment that perhaps consideration might be given to a small extension rather than a concrete sectional building.

115.b Report if any (**Cllr. Cooper**). Copy of Minutes of last meeting in Circulation File.

### **116 Highways, Footpaths and Transport**

116.a Matters reported and arising

- Parish Community Emergency Plan 2009. Copies for distribution to Councillors.
- Quotation from Mr. A Young for clearing of bus shelter and applying wood preservative, plus quote for replacement bench. Resolved that quotation in the sum of £150 for clearing away all vegetation to bus shelter and removal of rotten bench and the additional sum of £50 for treatment of bus shelter with wood preservative be accepted. (PL.CB)
- Grit bin at Pinley requires filling.
- Manor Lane road sign missing.
- Telephone box in Lawsonford needs cleaning.

- Resident had expressed concerns regarding work being carried out to new access drive at Sandall House Farm and wanted to ensure that Transco had approved and were overseeing works over the high pressure gas pipeline.
- Clerk to investigate why a kissing gate had not been installed at the end of W30 Lowsonford when the remainder of the route had been fitted with kissing gates.

### **117 Playing Field**

117.a. Playing Field Inspection Reports (**Mr R Morton / Cllr. Browett / Cllr. Mrs Swain**). Fallen tree bough on playing field. Mowing Contractors instructed to remove.

117.b Suggestion that a new bench is purchased for the playing field – see Minute 113 above.

117.c Request from resident at St Laurence Close for additional tree removal. Clerk to contact Mowing Contractor for further quote for tree removal at same time as removing fallen bough referred to above.

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

118.a 19 Dec 09 Warwickshire Police Carol Service. All Saints Church, Leek Wootton 6.00pm.

118.b 15 Dec 09 Central Warwickshire Villages LEADER Forum Meeting. Garden Organic CV8 3LG. 6.30pm.

### **119 Correspondence**

119.a 12 Nov 09 Awards for All. Letter acknowledging return of excess funding.

119.b 15 Nov 09 Letter of application for position of Clerk. Clerk confirmed that she had responded to letter of application confirming that the vacancy was no longer available.

119.c 19 Nov 09 WDC Finance – Details of Parish & Town Council Tax Bases for 2010-11; Dates for Payments of Precepts; Precepts 2010/11; Concurrent Services; Elections.

119.d 24 Nov 09 Ministry of Justice. Information regarding War Memorials – Maintenance, Repair and Protection – Penalties for Vandalism (copy Circulation File).

119.e Nov 09 HMRC Notice to File Online for 2009/2010 tax year.

119.f Circulation Envelope:

The Western Express – 17 Nov - 01 December 09

WDC Focus Magazine Winter 2009; WDC Meeting of Council 25 November 09 Agenda; WDC Standards Committee Meeting 17 Nov 09 – Agenda; Mobile Police Post Timetable 2009/10; Details of WDC “The Big Tidy Up Champion Campaign”; CPRE Fieldwork Dec 09; Copy of leaflet from Jane Ryland Charity.

Warwickshire Rural Housing Association – Annual Report.

### **120 Finance**

120.a. Paid during the month:

None

120.b To be paid:

Clerk – salary and allowance	616.22
Photocopying and Postage	c/f
SLCC Annual Membership	106.00
Cllr. Cooper. Payment for brass handles for notice boards	10.00
Bournville Village Trust – Allotments Rent 26 Dec 08 – 25 Dec 09	185.00
Lowsonford Village Hall – Hall Hire	60.00
HMRC Payment of PAYE/NIC (Oct – Dec 09)	220.76
Steves Industries Ltd. Playing Field Tree Work	287.50

120. c Received:

William Wright Garden Design – return of payment on incorrect invoice 100.00

Bank of Ireland Interest (Nov 09) 0.01

Resolved that the above items of Finance be approved (NC/PL).

120. d Items for Consideration / Information

Budget 2010/11 - Draft budget papers circulated to Councillors prior to this meeting. For approval.

Resolved that budget as circulated should be approved (CB/PL). Clerk to submit to WDC for precept request.

### **121 Vacancy for Clerk (Confidential Item)**

Clerk's letter of resignation dated 28 June 2009 rescinded. Cllrs Mrs Swain stated that she was delighted that the Clerk had decided to stay in post and hoped her fellow Councillors agreed.

**122 Items for Future Agendas/Information**

- Chairman of WDC. Cllr. Norman Pratt to attend February meeting.  
There being no further business the meeting closed at 9.25 pm

**Signed.....Chairman**

**Dated.....**

**Next Meeting:**

**Thursday 11 February 2010 at Lowsonford Village Hall**

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