

## LAPWORTH PARISH COUNCIL

### **Minutes of the Ordinary Meeting of Lapworth Parish Council 11<sup>th</sup> July 2016**

#### **Present**

Cllr Henderson (Chairman)  
Cllr Rees (Vice Chairman)  
Cllr Corney

Cllr Mrs Toogood  
Cllr Mrs Smalley  
Cllr Mrs Ludlow

Cllr Giles

#### **In Attendance**

District Councillor Mrs Gallagher  
County Councillor Mrs Compton

#### **Public**

4 members of the public

#### **16/7/1 Apologies**

Cllr Corney, Cllr Child, District Councillor Whiting

**16/7/2 Declarations of Interest** – no interests in declared in relation to matters on the agenda

**16/7/3 Dispensations** – no dispensation requests received

**16/7/4 Public Participation** – Queen's Birthday celebration. Julia Saunders in attendance offer to fund the planting of a tree on the green opposite the Oaks. Suggestion put forward for a weeping cherry, surrounded by a tree guard and snowdrops.

Sandra Hamilton querying at which stage Chessetts Wood Road became designated as an option for limited 'infill' sites. This proposal has been included in the emerging local plan which has been put forward to the inspector. Infill has to be between two houses and no more than two properties.

#### **16/7/5 Minutes**

It **was RESOLVED** to approve the minutes of the Ordinary Parish Council Meeting on 13<sup>th</sup> June 2016 as a true and complete record of the meeting.

#### **16/7/6 Reports for Information**

a. Warwick District Council

The Local Plan

The revisions to the local plan were submitted to the Inspector on time, on 3 June. The Inspector has confirmed receipt, and in turn requested a significant amount of additional detail concerning the new sites that have been identified. This is in the process of being collated by WDC officers. Yet to receive confirmation of the new timetable, but previous indications were that the new public examination would begin in late September, and continue until December. If this submission is successful, hoped to have a new Plan in place during Q1 next year.

Other major issues

Leisure Centres - In the process of finalising plans for the major investment in our leisure centres in Leamington and Warwick (Kenilworth will follow later). A contractor

has been chosen. The scheme will see well over £10 million invested in the sites at Newbold Comyn and St Nicholas' Park. Separately, we are awaiting responses to our tender for the management of all of the leisure facilities in the District.

HQ relocation - plans continue to progress for the relocation of the Council offices from Riverside House to the Covent Garden site in Leamington. The relocation itself should be cost-neutral, but the council will have to invest several million in the rebuilding of the Covent Garden multi-storey car park.

Councillor Mrs Gallagher advised that a system of not displaying Planning Notices outside proposed developments was being trialled. Councillor Mrs Gallagher offered to set up meeting with the Head of Development Services, Tracy Darke, and the Chairman of Planning, Cllr John Cook, in relation to planning matters for interested Parish Councils..

b. Warwickshire County Council

Councillor Mrs Compton advised that the finance has been agreed for the roadworks at Stanks Island over the A46 with Highways England and IBM providing investment. A meeting will be held in September to discuss the planned work in more detail and the parishes will be invited. This would include Lapworth. Councillor Mrs Compton to advise of the date. Hatton residents concerned re queuing traffic.

Email from Police and Crime Commissioner set out aims and ambitions to make communities safe, wants to listen and engage with Communities. Cllr Mrs Compton asked what were priorities for Parish Council – traffic, rural crime, parking around schools, local visibility.

£4,000 in delegated transport budget remained if Lapworth could put forward any proposals for any small scheme. Packwood Road speed limit sign had been approved and funded.

c. Warwick Rural West Community Forum – no report – next meeting in September.

16/7/7 **Correspondence and Publications Received for Information**

- a. Thank you and invitation from Lapworth Cricket Club – email 21<sup>st</sup> June refers. Thanks and appreciation for the works carried out were recorded
- b. WCC Public Consultation on the revised Statement of Community Involvement – circulation file
- c. LCR Magazine – circulation file
- d. Clerks and Councils Direct – circulation file

16/7/8 **Items and Correspondence for Consideration and Decision**

- a. Lengthsman Scheme – information circulated – decision whether or not to participate/proceed with the scheme as may not be employed to work on roads with a speed limit of 40 mph or more. It was **RESOLVED** not to proceed with the scheme.
- b. Training Planning Briefing 5<sup>th</sup> November Bearley Village Hall – Cllrs Rees, Child and Mrs Smalley had expressed an interest in attending
- c. Pre-School Playground Refurbishment – request for donation this was being followed up with Lapworth Charity – Cllr Rees to pursue
- d. Damages to Verges Rising Lane – email 30<sup>th</sup> June refers. It was acknowledged that this is a problem throughout the Parish. A number of factors contribute to this including wider agricultural vehicles, increased traffic to Packwood House, larger domestic vehicles. It was **RESOLVED** to contact Packwood House to discuss what

options there are for managing/rerouting traffic in the area. No signs to be put up and boulders were not suitable. **Action** Clarify situation with Peter Hallam regarding rocks/logs on verges and action that should be taken

#### 16/7/9 **Progress Reports**

- a. Housing Needs Survey - Councillor Rees to categories comments and circulate for comments. Consideration to be given to a public meeting to build on the feedback.
- b. Board Commemorating Past Chairmen – supplier identified by Cllr Corney to approach benefactor to advise of potential costs. Permission will then be sought from the Village Hall Committee to site in the Village Hall.
- c. Village Hall Land Registration – carry forward
- d. Overgrown hedge – Vicarage Road – order issued to flail back
- e. Boot Bonfire Parking – invitation reissued to attend Parish Council meeting - no response received. **Action** Clerk to write – re time approaching can you advise us of what actions you intend to put in place to address the concerns to Sept meeting, or one or two Councillor to discuss. Also received complaints concern re leaf /cigarette blowing
- f. Fields between Rising Lane and Kingswood Close – next steps – can this be linked to information from Housing Needs Survey? A number of local residents interested in taking forward. Cllr Rees to progress with a view to inviting to September meeting. Clerk to research options for grant funding
- g. Tree replacement top of Kingswood Close – a Snowy Mesiplus was the choice of tree chosen to plant. Clerk to contact WCC to organise
- h. Sewerage on Old Warwick Road – reported to District Council – Clerk to follow up with WCC Highways.
- i. Fence Play Area – Stephen Cox repaired at no charge, but advised that there may be limited lifespan. Thank and ask for quote to replace to build in to budgets
- j. Traffic Survey Strip Old Warwick – request for advice/information made to WCC
- k. Cut back hedges by Old Scout Hut – Peter Hallam to write to householders
- l. Post Office now closed for refurbishment – will reopen with longer hours on 18<sup>th</sup> July.
- m. Tree at Lapworth Oaks – request diagram of where proposed

#### 16/7/10 **Reports and Questions**

To receive reports and questions from members in brief, including items for next agenda. Councillors are reminded this is not an opportunity for decision making.

- a. Lapworth Village Hall - no report
- b. Lapworth Recreation Sites – no report
- c. Flooding Issues – no report
- d. Allotments – no report
- e. Lapworthpc.org.uk – web site some amendments made

#### 16/7/11 **Roads and Rights of Way**

To receive reports in relation to roads and rights of way

- a. Proposal to reduce Packwood Lane speed limit to 40mph up to Solihull boundary
- b. Repairs to pavement in Station Lane – Peter Hallam thanked for recent repairs
- c. Egress from Mill Lane very dangerous during the construction phase. Report to Community Forum visibility down to nil, examine and report back. Ask Debbie Poynton, copy Cllr Mrs Compton, to consider double yellow lines around the bend.

Cllr Rees left the meeting.

## 16/17/12 Planning

a. **Planning Matters** – no additional matters received

b. **Planning consultation decisions**

W16/1010	Proposed demolition of existing building and erection of replacement for use as a single dwelling Arden Hill Stables. Land at Arden Hill, Lapworth Street, Lapworth
	Comment – the Parish Council would like to query the ‘very special circumstances’ and comment that if the building is to be demolished the replacement building should be no larger than the existing footprint
W16/1061	Proposed erection of a single storey rear extension Harvest Barn, Bakers Lane, Knowle,
	Objection on the basis that the barn conversion no longer being representative of the original building
W15/1059	Proposed erection of first floor rear extension; two storey side / rear extension following demolition of the existing single storey side extension; proposed cladding and rendering of the main dwelling, with new windows and proposed erection of a detached double garage. Yew Tree House, Old Warwick Road, Lapworth
	Objection – exceeds 30% and constitutes excessive overdevelopment of the property
W16/1069	Resubmission of W/16/0611: proposed renovation and alterations to the upper floor former coachman's accommodation to form ancillary accommodation for Bushwood Hall - including structural repair, rebuilding and a new external staircase. Barn, Bushwood Hall, Bushwood Lane, Bushwood
	No objection
W16/1070 LB	Resubmission of W/16/0612/LB: proposed renovation and alterations to the upper floor former coachman's accommodation to form ancillary accommodation for Bushwood Hall - including structural repair, rebuilding and a new external staircase. Barn, Bushwood Hall, Bushwood Lane, Bushwood
	No objection
W16/1072	Erection of forestry buildings to facilitate seed planting and cultivation of trees to be planted across the site Helmsley Court Farm, Chapel Lane, Lapworth
	Objection - inappropriate development of the Green Belt. Query whether building of this nature is necessary for the proposed agricultural use, query regarding access from Black Boy and/or Bakers Lane, a portacabin has already been put on site and would comment not located in Chapel Lane as per consultation document.
W16/1071	Erection of a single storey rear / side extension. (Resubmission W/16/0503) 103 Chassetts Wood Road, Lapworth
	Objection – overdevelopment of site
W16/1099	Erection of two dwellings (Resubmission of W/15/1890) Land adjacent Fir Tree Cottage, 147 Chassetts Wood Road, Lapworth
	Objection on the basis of overdevelopment of a site, concern regarding the visibility splay particularly as the plot is substantially below the level of the road with a significant drop to the proposed houses.
W16/1142	Prior notification for approval for a proposed change of use of agricultural building into a 4 bed dwelling house (Class C3). Land at Sands Farm, The Old Barn, Old Warwick Road, Lapworth
	Comment - Concern regarding safety of proposed access
W16/1169	Conversion/extension of Grade II Aylesbury House hotel to form 5 No. dwellings, the demolition of 6 No. existing outbuildings, and the development of 14 No. new dwellings, all with associated engineering, landscaping and access works. Aylesbury House Hotel, Aylesbury Road, Hockley Heath,
	No objection to the proposed development but would query the lack of provision of social housing
W16/1170 LB	Listed building consent application for the conversion of Grade II Aylesbury House hotel to form 5 No. dwellings with extensions/associated works, and the demolition of several curtilage outbuildings. Aylesbury House Hotel, Aylesbury Road, Hockley Heath
	No objection to the proposed development but would query the lack of provision of social housing

c. **Decision Notices** – note decisions on planning applications listed below

Reference:	Description	PC Comment	WDC Decision
W16/0461	Erection of a new dwelling on land adjacent to The Mount at The Mount, Old Warwick Road, Lapworth	No objection	Granted
W16/0503	Erection of single storey rear / side extension and erection of an outbuilding to provide a home office 103 Chessetts Wood Road, Lapworth,	No objection	Refused
W16/0681	Erection of single storey front, side and rear extensions 7 Station Lane, Lapworth	No objection	Refused
W16/0748	Demolition of existing dwelling and erection of two dwellings at Spinaway, Church Lane, Lapworth	Objection – significant increased footprint and possible overdevelopment of site	Refused
W16/0753	Erection of a single storey rear extension Little Rising, Rising Lane, Lapworth	No objection as long as Conservation Officer is happy	Granted

d. **Appeals**

i. **Appeal Notified Site Address:** Valley Farm, Valley Lane, Lapworth,  
**Description of development:** Application for prior approval for a proposed change of use from an agricultural building (used for storage and workshop) to a dwellinghouse (Use Class C3) and associated Building **Operations Application**

**Reference:** W/15/1944

ii. **Appeal Dismissed Site Address:** Land adjacent, Glasshouse Lane, Lapworth, Solihull

**Description of development:** The development proposed is the change of use of the existing stable building to a cattery

**Application Reference:** W15/1817

iii. **Appeal Upheld Site Address:** 75 Chessetts Wood Road, Lapworth,  
**Description of Development:** Removal of permission ref: W/05/0792 which restricts occupancy to short term lets.

**Application Reference:** W15/1248

16/7/13 **Finance**

a. To approve accounts for payment as below

Invoice No.	Cheque No.	Payment Details	VAT £	Amount £
	101635	Clerk June salary, and expenses		567.30
	101636	HMRC May		130.60
	101637	Fairways 3 <sup>rd</sup> of 21	80	480.00
	101638	BromeHall Lane Toilets June		
	101639	Lapworth Village Hall Rent (Apr, May, June) and quarterly grant		384
	101640	Lapworth Parochial Church Council grant		250
	101641	P Horn - BromeHall Lane toilets		230

16/7/14 **Date of Next Meeting**

A Planning Meeting of Lapworth Parish Council will be held on 8<sup>th</sup> August at 7.30pm in Lapworth Village Hall

Apologies for August meeting Cllr Henderson, Cllr Mrs Ludlow, Councillor Mrs Toogood, Potential apologies Cllr Mrs Smalley

**Private and Confidential Session**

a. To consider the clerk's salary and options for pension arrangements in the future

Approved recommendation 1

Approved recommendation 2

**PRESS AND PUBLIC ARE WELCOME TO ATTEND**