

LAPWORTH PARISH COUNCIL

Minutes of the Ordinary Meeting of Lapworth Parish Council 8th January 2018

Present

Cllr Henderson (Chairman)
Cllr Mrs Ludlow
Cllr Corney
Cllr Jarvis

Cllr Rees (Vice Chairman)
Cllr Child
Cllr Manley

In Attendance

Clerk to the Council

1 member of the public

18/1/1 **Apologies Cllr Mrs Toogood Cllr Esselmont**
District Councillor Mrs Gallagher, District Councillor Whiting, County Councillor
Cooke

18/1/2 **Declarations of Interest** – no declarations of interest recorded

18/1/3 **Dispensations** – no dispensation requests received or granted

18/1/4 **Parish Councillor Co-option**

It was **RESOLVED** that Councillors Peter Jarvis and Nigel Manley be formally co-opted to Lapworth Parish Council.

18/1/5 **Public Participation**

Richard Evans of Lapworth Cricket Club. Lapworth Cricket Club have made a Rural and Urban Capital Improvement Grant application to Warwick District Council and as part of that application have to approach the Parish Council for support. Richard gave an update on the Cricket Club which goes strength to strength both in the men's, women's and children's teams. He explained that the grant application is for two pieces of vital equipment for any cricket club – a new mower to cut the cricket square and a new roller to roll the cricket square.

18/1/6 It was **RESOLVED** to approve the minutes of the Ordinary Meeting 13th November 2017 (the planned December meeting was cancelled as a result of adverse weather).

18/1/7 **Reports for Information**

a. Warwick District Council – Report from Cllr Whiting & Cllr Mrs Gallagher

Riverside House Relocation

Contrary to reports of a fait accompli the planning applications for the Riverside House redevelopment and the Covent Garden Carpark site were still due to be heard by the planning committee. Councillor Whiting sent a reiteration of three main points:

1. The whole point of the office relocation is to save money - at least £300,000 per annum.
2. Any of the alternatives being put forward would see council budgets depleted by many millions of pounds in excess of the current scheme (in which the council funds the new car park, but all else is funded by the sale of the Riverside House site).
3. Contrary to claims of a 'fait accompli', the council's proposals have been through multiple scrutiny meetings, votes at Executive and Council etc.

- b. Warwickshire County Council – Report from Cllr Cooke

Warwick Road Rowington to Lapworth

The Clerk of Rowington Parish Council has asked Cllr Cooke to pursue the possible provision of a public footpath between Rowington & Lapworth along the Old Warwick Road. The Clerk copied in Peter Hallam who has replied that he feels the current route from Rowington to Lapworth is acceptable and doubts that the Council could afford the necessary works.

Wharf Lane Lapworth

The matter of Speeding on Wharf Lane has been considered with Cllr John Horner. Following speed surveys, consultations with officers and Cllr Cooke visiting the site, it was agreed with Cllr Horner to jointly sponsor the speed limit of 40mph.

18/1/8 Updates, Correspondence and Publications Received for Information – previously circulated

- a. Warwickshire County Records Office - leaflet

18/1/9 Items and Correspondence for Consideration and Decision

- a. Proposed Grant Awarding Policy – it was **RESOLVED** to adopt the policy as put forward.
- b. 12th March 2018 - Parish Assembly clerk to include in Parish Magazine, invite national trust and other participants. Topics could include fly tipping, crime, green belt (village envelope) gypsies and travellers policies, use of the station phone kiosk.
- c. HGV Signage Valley Lane – Peter Hallam email of 27th November refers – no further action - remove from agenda
- d. WALC Training – email of the 18th December previously forwarded – clerk to liaise with Councillors Manley and Jarvis.
- e. Beausale, Hasely, Hatton and Wroxhall Planning Forum 8th March 2018.

18/1/10 Progress Reports

- a. Village Hall Play Area Equipment progress report. Three quotes in the region of £55k, completed survey 98 replies, produced data 88/98 thought it a good use of Council funds. Grant funding was being sought from RUCIS, and other sources, and CIL funding. It was **RESOLVED** to support the application, including making a financial contribution of circa £10,000. Discussion re identifying funding priorities with a five year plan.
- b. Barclays Bank Mandate – clerk to progress.
- c. Visibility Splay – Mill Lane/Old Warwick Road – being considered by WCC parking team
- d. Email database/Nextdoor – It was **RESOLVED** that Cllr Child will set up a Lapworth Nextdoor account but that the website would remain the prime source of Parish Council information with headlines and signposting posted on the Nextdoor site.
- e. Dangerous Tree 135 Station Lane responsibility of landowner – response received from WCC – Clerk to write to WDC and WCC expressing concern regarding safety issues if nothing is done.
- f. Village Hall Land Registration – Clerk to contact WALC/NALC to ask for advice.
- g. Parking at Station Cllr Rees progressing
- h. Directory of Local Organisations – Details and proposals put forward.
- i. Adoption of Lapworth Train Station phone box – It was **RESOLVED** to sign the contract and return thereby transferring ownership to the Parish Council. Consideration to be given to the use of the phone box.
- j. Parish Council Insurance – Clerk to seek quote from Zurich
- k. Crime Concerns – the Police Commissioner and Jeremy Wright MP will host a meeting on Friday 9th March at 2.00pm in Lapworth Old School, Church Lane following encouragement from D Cllr Gallagher..
- l. Wharf Lane – as under WCC report

18/1/11 **Reports and Questions**

To receive reports and questions from members in brief, including items for next agenda.

- a. Lapworth Village Hall – Key now to be collected from 75 Station Lane
- b. Lapworth Recreation Sites - ROSPA re-inspection report and gate at play area
- c. Flooding Issues
- d. Allotments
- e. Communications, Openness and Accountability
Lapworthpc.org.uk website – data forwarded
Noticeboards
Parish Magazine -update on progress towards universal distribution
Electronic distribution

18/1/12 **Roads and Rights of Way**

Crumbling wall between Mill Lane and the new housing development reported by Cllr Ludlow.

18/1/13 **Planning**

a.

DECEMBER COMMENTS	
W17/2013	Re-development of Lodge Cottage (Overall) site for residential purposes to provide one dwelling Lodge Cottage, Hole House Lane, Lapworth, Objection – overdevelopment of original footprint (November meeting) Objection subsequently withdrawn after reassurances from the District Council that the proposed development was smaller than the original footprint. December decision
W17/1114	Resubmission of W/16/2109: Demolition of existing residential dwelling and associated outbuildings for new detached dwellinghouse. 135 Chessetts Wood Road, Lapworth – Amended Plans Objection on the grounds that it represents a major change to the street scene and character of the lane at a highly visible point in the road. A secondary objection is the disruption and danger caused by the work on the neighbouring developments. December decision
W17/1983	Proposed pitched roof to existing front extension. 51 Station Lane, Lapworth No objection December decision
W17/2047	Erection of a two storey; first floor and single storey rear extension and front open porch. Re-building of front bay window. Woodstock, Rising Lane, Lapworth No objection December decision
PLANNING APPLICATIONS FOR CONSIDERATION AT JANUARY MEETING TOGETHER WITH ANY OTHERS RECEIVED PRIOR TO THE MEETING	
W17/2342	Erection of a replacement porch to front, two storey hip to gable rear extension, two storey side extension, and single storey rear extension 1 Brome Hall Lane, Lapworth No objection but query whether over 30% permitted development rights
W17/2421	Erection of a single storey rear extension 75 Station Lane, Lapworth No objection

b. **Decision Notices** – note decisions on planning applications listed below
December Meeting

Reference:	Description and address	PC Comment	WDC Decision
W17/0508	Resubmission - proposed conversion of redundant stables to form two x 2 person (1 bedroom) single storey dwellings with parking and amenity space Tapster Manor, Tapster Lane, Lapworth	Objection Unsustainable development, contrary to Policy NPPF 2012 and Policy DP2	Refused

W171558	Change of use of part agricultural building to MOT Centre Reception Area and infilling of the open-sides of the barn at Uplands Farm, Chessetts Wood Road, Lapworth	No objection	Granted
W17/1658	Erection of 2no. dwellings with associated landscaping Oakfield, Old Warwick Road, Lapworth	No objection	Granted
W17/1671	Proposed porch to front elevation. The Field House, Bushwood Lane, Bushwood	No objection	Granted
W17/1741	Demolition of existing conservatory and single storey side extension and erection of replacement single storey extensions to side and rear. 65 Station Lane, Lapworth	No objection	Granted
W17/1747	Proposed single-storey link extension to outbuilding Chestnut House, Lapworth Street, Lapworth	No objection	Granted
W17/1774	Prior notification Part 3, Class R for a proposed change of use from an agricultural building to a flexible use (offices). Lapworth Barns, Packwood Lane, Lapworth	No objection	Prior approval not required
W17/1800	Construction of agricultural building Kingswood House, Station Lane, Lapworth	Query the need for an agricultural building	Refused

January Meeting

Reference:	Description and address	PC Comment	WDC Decision
W17/1114	Resubmission of W/16/2109: Demolition of existing residential dwelling and associated outbuildings for new detached dwellinghouse 135 Chessetts Wood Road, Lapworth	Objection - major change to the street scene and character of the lane at a highly visible point in the road. A secondary objection is the disruption and danger caused by the work on the neighbouring developments.	Granted
W17/1534	Change of use of existing stable building to a holiday let Bakers Barn, Bakers Lane, Knowle	Objection withdrawn	Granted
W17/1636	Siting and use of park home for holiday let accommodation 10 Meadow Lane, Lapworth	Objection - no special circumstances, outside of the Village Envelope, park home not in keeping with the village scene	Refused
W17/1761	Erection of detached dwelling (resubmission of W/16/0837) Aylesbury Cottage, 156-158 Aylesbury Road, Lapworth	No objection	Granted
W17/1775	Variation of condition number 5 (submission of energy statement) for application number W/16/1169 to allow a reduced energy reduction requirement for the development. Former Aylesbury House Hotel, Aylesbury Road, Lapworth	No objection	Granted

W17/1837	Erection of 200mm flat roof extension to conservatory to north west elevation to incorporate new doorway, single storey rear extension for WC, single storey front extension and new access Pinnars Cottage, Old Warwick Road, Lapworth	No objection	Withdrawn
W17/1868	Replacement of all windows, replacement of all plastic and cast-iron rainwater goods and missing sections with new cast-iron rainwater goods, retrospective replacement of timber fascia and barge boards Mountford Farm, Church Lane, Lapworth	No objection	Granted
W17/1888	Erection of a two storey front and single storey rear extensions on both sides of the semi-detached properties 15 and 17 Chapel Lane, Lapworth	Query is it in Green Belt and is it overdevelopment of site?	Refused
W17/1945	Replace existing open fronted porch with enclosed pitched tiled roof porch Grey Gables, Chessetts Wood Road, Lapworth	No objection	Withdrawn
W17/1968	Proposed erection of single storey fully glazed link between two rear extensions and replacement brickwork to rear extension with timber boarding Rose Cottage Farm, Brome Hall Lane	No objection	Granted
W17/1970	Erection of a two storey rear extension; first floor side extension; rear dormer extension and single storey front extension Sunart, Rising Lane, Lapworth	No objection	Granted
W17/1979	Erection of a first floor side/rear extension; change of roof to single storey side extension and extension of rear raised patio area Brooklyn, Old Warwick Road, Lapworth	No objection	Granted
W17/1983	Erection of a pitched roof to the existing front extension with a front canopy 51 Station Lane, Lapworth	No objection	Granted
W17/2246	Proposed removal of condition 5 of planning permission W/16/1169 (pre-commencement condition for requirement of sustainable energy provisions). Aylesbury House Hotel, Aylesbury Road, Lapworth		Withdrawn

c. Planning Appeals

Appeal Ref: APP/T3725/W/17/3175979 The Oaks, Chessetts Wood Road, Lapworth B94 6ER

The application Ref W/16/2103, dated 16 November 2016, was refused by notice dated 13 March 2017

The development proposed is to alter residential curtilage and single storey side extension.

Appeal Decision – the appeal is dismissed

18/1/14 Finance

- It was **RESOLVED** to approve the 2018/19 Precept Request of £19,225
- It was **RESOLVED** to approve the 2018/19 Budget Proposals
- It was **RESOLVED** to approve a grant of £250 to Lapworth Cricket Club
- It was **RESOLVED** to approve accounts for payment as below

Invoice No.	Cheque No.	December Payment Details	VAT £	Amount £
	101730	Clerk November salary, and expenses		574.94

	101730	HMRC November		139.23
	101731	SLCC Subscription		128.00
	101732	VH Grant and Oct, Nov and Dec rent		384.00
	101733	LPCC December grant		250.00

Invoice No.	Cheque No.	January Payment Details	VAT £	Amount £
	101730	Clerk December salary, and expenses		557.94
	101730	HMRC November		139.23
	101734	BT Payphones		1.00

18/1/15 **Date of Next Meeting** – The next Ordinary Meeting of the of Lapworth Parish Council will be held on 12th February 2018 at 7.30pm in Lapworth Village Hall

lapworthpc.org.uk

PRESS AND PUBLIC ARE WELCOME TO ATTEND