

LAPWORTH PARISH COUNCIL

Minutes of the Annual Meeting of Lapworth Parish Council 14th May 2018

Present

Cllr Henderson (Chairman)
Cllr Corney
Cllr Esslemont

Cllr Rees (Vice Chairman)
Cllr Mrs Ludlow
Cllr Manley

Cllr Mrs Toogood

In Attendance

County Councillor Cooke

18/5/1 Election of Chairman

Cllr Henderson was proposed by Cllr Rees and seconded by Cllr Corney.

It was **RESOLVED** to elect Cllr Henderson as the chairman for the coming year. Cllr Henderson signed his declaration of acceptance of office, witnessed by the clerk

18/5/2 Election of Vice Chairman

Cllr Rees was proposed by Cllr Henderson and seconded by Cllr Mrs Toogood

It was **RESOLVED** to elect Cllr Rees as the vice chairman for the coming year. Cllr Rees signed his declaration of acceptance of office, witnessed by the clerk.

18/5/3 Apologies Cllr Child, District Councillor Whiting, District Councillor Mrs Gallagher, Cllr Jarvis.

18/5/4 Declarations of Interest – Cllr Mrs Ludlow declared an interest in W18/0858 Village Hall application. Members of the Parish Council declared an interest in W18/0858.

18/5/5 Dispensations – no dispensation requests received

18/5/6 Public Participation – no public comments

18/5/7 Minutes

It was RESOLVED to approve the minutes of the Ordinary meeting of 9th April 2018 as a true and complete record of the meeting.

18/5/8 Dates and Venue for Parish Council Meetings 2018/19

Previously circulated

18/5/9 Policy Review

To agree to review Council's Standing Orders, Financial Regulations and Risk Assessments if necessary

18/5/10 Reports for Information

a. Warwick District Council

After being delayed by an intervention by the MP for Leamington, planning permission has been secured for the new District Council offices at Covent Garden. This development will see a new, cheaper-to-run set of offices, a new multi-storey car park, the spending power of WDC employees moved closer to the town centre, and more housing in Leamington, both on the new site (as apartments) and on the site of the current offices. An exhibition about the new offices will be held in the Royal Priors centre in Leamington on Friday 8th and Saturday 9th June.

The Royal Pump Rooms have been remodelled, and are well worth a visit.

Financial performance remains on track for the current year, and work continues on major projects including: the HQ relocation (as mentioned above); the renewal of leisure facilities across the district, with the focus now on Kenilworth; and the Europa Way development south of Warwick, which may free up a location for a Gypsy and Traveller site.

b. Warwickshire County Council

Kenilworth Station

At long last Kenilworth Station is now open. The official Opening Ceremony has yet to be arranged.

Drains & Highways

I have reported a number of potholes, damaged ditches and blocked drains. Peter Hallam has responded positively on each occasion but the task is a huge one, especially the potholes.

Europa Way Corridor Improvement Programme gets underway

The initial road schemes that form the first strand of a major programme of highway and sustainable transport improvements to Europa Way between the M40 and Leamington Spa are expected to start in the coming weeks.

The first scheme in the programme is located between Olympus Avenue and the Shires Retail Park roundabout and is being delivered by Warwickshire County Council and funded by Catesby Estates.

The scheme involves construction of a new signalised junction which will provide access to the Myton Green development along with widening approximately 450 metres of Europa Way.

This scheme is expected to start on the 21st May, but with the initial work being carried out away from the highway and without the need for any traffic controls. A 40mph speed limit is being introduced for the safety of site workers and the travelling public. The scheme will take about 13 months to complete.

Annual WCC Meeting

Cllr Cooke to become chairman of the WCC, Nicola Davies to become vice chairman.

18/5/11 Correspondence and Publications Received for Information/Consultation

- previously forwarded

- a. WALC Newsletter May 18
- b. WALC Pay Briefing
- c. WALC GDPR Briefing – Councillor Manley advised that all councillors should have individual email addresses for Parish Council business. Clerk to progress.
- d. WALC Training and Events Programme
- e. WDC Supplementary Planning Documents; Parking Standards and a Residential Design Guide - consultation closed 7th May 2018
- f. WDC Economic Update
- g. Solihull MBC Knowle, Dorridge and Bentley Heath Neighbourhood Plan - Submission Draft

18/5/12 Items and Correspondence for Consideration and Decision

- a. It was **RESOLVED** to approve the quotation from Kompan for the mulitgoal and to authorise the clerk to place the order. Final price £3,794 (not including VAT), and installation £1,500. However Chris Holdsworth and some local volunteers have very kindly offered to install free of charge. The Village Hall Committee volunteered refreshments during the installation. Cllr Henderson and Ludlow to inspect location
- b. It was **RESOLVED** to increase Parish Council's pension contribution for the Clerk from 2% to 3% with immediate effect
- c. To consider funding for War Memorial cleaning – defer pending quote for works.

18/5/13 **Progress Reports**

a. Village Hall Play Area Equipment progress report Cllr Rees

Larger project was likely to start spring 2019. Finance update potentially in the region of £31,000 grants could be forthcoming from S106, Lapworth Charity, lottery grant. The Parish Council may need to consider reserves and explore CIL and RUCIS funding. Congratulations and thanks were extended to Clare Shales for her work on securing the grants. For RUCIS three quotes needed aim to be able to progress shortly. Owners of Harborough Banks had instructed their solicitor to ascertain the border to property following which discussions could take place regarding the boundary.

b. Barclays Bank Mandate – Clerk to progress, Cllr Ludlow also to fill in mandate

c. Visibility Splay – Mill Lane/Old Warwick Road – being considered by WCC parking team

d. Village Hall Land Registration – Standley and Co to be contacted.

e. Directory of Local Organisations – ongoing

f. Lapworth Train Station phone box – repainting/use? Suggestion that glass etched with details of local businesses advertising. Cllr Child to advise of suggestions received (defibrillator) to on Nextdoor, business advertising and ask for further suggestions.

g. WCAVA Community Evening proposal – awaiting further response from Community Development Team.

h. Speeding Concerns – Cllr Cooke advised of a request for traffic calming measures to WCC but had been advised that the Old Warwick Road did not meet the criteria laid down by WCC.

i. ANPR Cameras – the interested parties who raised the suggestion to look into the feasibility of ANPR had been contacted to ask whether they would be interested working with the Parish Council in forming a working party to research and progress the proposal.

j. Lapworth Towpaths – a query had been received from the Canal and River Trust as to whether LPC would support further towpath improvements. Clerk to advise Canal and River Trust that providing towpath sites for improvement are within Parish Boundary the Parish Council would be interested in hearing more.

18/5/14 **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

- Grounds maintenance update/play area - pea gravel donated and laid

b. Lapworth Recreation Sites

- Bromehall Lane toilets – open no problems to date

c. Flooding Issues – report blocked gullies by Bearhouse Farm and Packwood Lane

d. Allotments

e. Communications, Openness and Accountability

Lapworthpc.org.uk website

Nextdoor.com

Noticeboards

Parish Magazine -update on progress towards universal distribution

Electronic distribution

18/5/15 **Roads and Rights of Way**

Potholes Bakers Lane, Chapel Lane, Mill Lane

18/5/16 **Planning**

a. **Planning Updates**

W18/0555 Bakers Barn

Objection Withdrawn – Overdevelopment in Green Belt, original approved design suitable for proposed use, query increase in roof height?

W18/0553 135 Chessetts Wood Road

Objection Withdrawn – Overdevelopment, dangerous location for works to be carried out with very limited parking, permitted development rights removed, concerns regarding proximity and impact on neighbouring foundations.

b. Planning applications

W18/0505	Erection of two bay, open fronted oak framed garage Mountford Farm, Church Lane, Lapworth
	No objection
W18/0506 LB	Erection of two bay, open fronted oak framed garage Mountford Farm, Church Lane, Lapworth
	No objection
W18/0518	Erection of a proposed rear orangery Deer Park Farm, Bakers Lane, Knowle
	No objection subject to not exceeding permitted development
W18/0566	Proposed siting of a mobile catering van Packwood House, Packwood Lane, Lapworth
	No objection
W18/0585	Installation of oil tank in front garden Kenmore, Old Warwick Road, Lapworth
	No objection
W18/0607	Outline application for the erection of two dwellings with all matters reserved except access Sunnyside, Old Warwick Road, Lapworth
	Lapworth Parish Council Objects to this proposal on the following grounds 1. The site is in the Green Belt and is located opposite an already dangerous exit from Wharf Lane onto the Old Warwick Road. 2. The location means that cars are essential for anybody living there. It is a long walk to any facilities and therefore not ideal for people who need affordable housing. 3. The case being made is that the Housing Needs Survey we carried out in June 2016 identified a local need for 5 affordable houses for locals, and therefore there are "very exceptional circumstances" in this case to outweigh the Green Belt concern. This is not a good argument since we already have a number of new houses on the corner of Mill Lane and 38 new ones with planning permission at Meadow House/Kingswood Farm - several of which will be affordable homes. These should more than satisfy the identified need. 4. It fails to demonstrate overwhelming (or any?) special reasons to breach Green Belt guidance. A rural B road like the OWR needs gaps to avoid it becoming a corridor of developments. In conclusion, the Parish Council does not think there are exceptional circumstances here.
W18/0611 LB	Application for internal and external alterations to the existing outbuilding which include oak timber cladding to the exterior, repointing and repair of the gable end, repair/replace main roof and replacement windows. Mountford Farm, Church Lane, Lapworth
	No objection
W18/0661	Erection of a pitched roof and canopy to the front of the property 17 Chapel Lane, Lapworth
	No objection
W18/0722	Erection of four stables with tack room and hay/feed store Valley Farm, Valley Lane, Lapworth,
	No objection subject to being for personal use only, concern regarding access route and adequate provision for lorries turning. Query that there is adequate existing stabling provision, and the reference to converting existing stables for residential use.
W18/0737 AG	Prior notification of agricultural development for a proposed private way. Land at, Bakers Lane, Knowle
	Permission is required and granted
W18/0785	Erection of 2no. replacement outbuildings (Resubmission of W/17/0591) Southwood, Old Warwick Road, Lapworth
	No objection
W18/0805	Part retrospective application for retention of existing development on site comprising 60-bedroom hotel. Including demolition of existing function room, three storey rear extension and conversion of space on ground and first floors of existing public house/restaurant. Ground floor extension to existing restaurant and external alterations including amendments to rear extension to provide amended roof line and

	new windows, 2 no. gables on rear elevation, plus associated landscaping and car park alterations The Oak, Stratford Road, Beaudesert
	No objection
W18/0814 LB	Replacement doors, formation of new windows to rear elevation, construction of new staircase, internal renovation, formation of rooflights. Rising Sun House, 246 Bakers Lane, Knowle
	No objection
W18/0858	Erection of canopy to front elevation Village Hall, Old Warwick Road, Lapworth
	No objection
W18/0866	Erection of two storey side / rear extension, roof alterations and erection of rear dormer. Resubmission W/17/0958 Sunart, Rising Lane, Lapworth
	Query whether exceeds permitted development increase

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

Reference:	Description	PC Comment	WDC Decision
W17/1724	Development of 38 no. residential dwellings together with associated access, parking, open space and landscaping Land at Meadow House/Kingswood Farm Old Warwick Road, Lapworth,	No objection	Granted
W18/0207	Variation of condition No. 2 (Drawing numbers) of application ref W/16/0578/LB ('Proposed internal and external alterations to existing two storey side extension (northern elevation)') to replace drawing nos. 205-012 and 205-016A with 205-040A and 205-016B to change internal doorway, alter joinery and internal staircase. Mountford Farm, Church Lane, Lapworth	No objection	Granted
W18/0301	Application to replace all existing double glazed windows to heritage slim glazing. Rectory Cottage, Church Lane, Lapworth	Support	Granted
W18/0325	Demolition of existing single storey conservatory and proposed single storey rear extension. Proposed first floor rear extension and roof above to be reconfigured. Yew Tree Croft, 180 Bakers Lane, Knowle, Solihull	No objection subject to 30% of original size not being exceeded	Granted
W18/0344	Erection of a pitched roof dormer window to front roof slope elevation 12 Kingswood Close, Lapworth	No objection	Refused
W18/0364	Formation of new access (and closing of existing access) Pinnars Cottage, Old Warwick Road, Lapworth	Support	Granted
W18/0391	Variation of condition 2 of planning permission ref: W/16/2238 dated 10 February 2017 (Erection of detached garage/garden store at rear) to site the garage further forward in the plot and change the fenestration The Mount, Old Warwick Road, Lapworth	No objection	Granted

W18/0422	Erection of a single storey side extension and 2 side dormers to existing roof West View, Meadow Lane, off Station Lane, Lapworth	Question whether overdevelopment does it exceed 30% guidelines? and dormers overlooking adjacent property	Granted
W18/0446 AG	General purpose agricultural building for storage of grain, hay and the associated fertilizer, machinery and equipment required. Gospel Oak Farm, Rising Lane, Chessetts Wood, Lapworth	No objection	Prior approval for the details specified below is required and is granted.
W18/0523	Erection of a single storey side extension Firs House, 122 Bakers Lane, Knowle	No objection	Granted
W18/0737	Prior notification of agricultural development for the proposed formation of a private way and access onto Bakers Lane Land at Bakers Lane, Knowle	No objection	Permission is required

c. Appeals – none to date

18/5/17 Finance

- a. It was **resolved** to approve annual governance statement for 2017/18
- b. It was **resolved** to approve accounting statement for 2017/18
- c. It was **resolved** to approve the certificate of exemption for 2017/18
- d. It was **resolved** to approve accounts for payment as below

Invoice No.	Cheque No.	Payment Details	VAT £	Amount £
	101749	Clerk April salary, and expenses		585.82
	101749	HMRC April		140.00
	101750	Fairways 15 th & 16 th of 21	160	960.00
	101751	John Glover Brome Hall Toilets (24/3 to 21/4)		200.00
	101752	Cane & Company Insurance		470.00
	101753	Playground Survey Printing	4	24.00
	101755	CPRE Subscription		36.00

18/5/18 Date of Next Meeting – The next Ordinary Meeting of Lapworth Parish Council will be held on 11th June 2018 at 7.30pm in Lapworth Village Hall

lapworthpc.org.uk

PRESS AND PUBLIC ARE WELCOME TO ATTEND