

LAPWORTH PARISH COUNCIL

To: All Members of Lapworth Parish Council

You are hereby summoned to attend the Ordinary Meeting of Lapworth Parish Council to be held in Lapworth Village Hall, on 14th October 2019, at 7.30pm for the purpose of transacting the following business.

Signed

Elaine Priestley

Clerk to Lapworth Parish Council

7th October 2019

AGENDA

1. Apologies

2. Declarations of Interest

Members should declare any items of interest on the agenda here. Members are reminded that, unless they have been granted a dispensation, if they have a disclosable pecuniary interest in any matter as defined by the regulations made by the Secretary of State they may not participate in any discussion of or vote on the matter.

3. Dispensations

To receive and consider granting dispensation requests

4. Public Participation

Fifteen minutes session when residents are invited to give their views and question the Parish Council on issues on this agenda, or raise issues for future consideration at the discretion of the Chairman. Members of the public may not take part in the Parish Council meeting itself. No one person may address the Parish Council for more than 5 minutes

5. Minutes

To approve the minutes of the Ordinary Meeting of Lapworth Parish Council meeting on 9th September 2019

6. Reports for Information

- a. Warwick District Council
- b. Warwickshire County Council

7. Correspondence and Publications Received for Information/Consultation – previously forwarded

- a. **WALC AGM** 2pm Saturday 9th November 2019 Warwick – in circulation file
- b. **Stanks Island** and Birmingham Road Improvement Scheme – circulated
- c. **Rail Strategy Consultation** – response submitted
- d. **Rubbish Friends** - circulated
- e. **The Rural Bulletin** - 17 September 2019
- f. **WALC September Newsletter**
- g. **Community Forum Grants** – closing date 21st October 2019
- h. **Government consultation regarding 5G telephone masts** – closes 5th November
- i. **Your Warwickshire - Thursday 26 September 2019**
- j. **WCC Council Plan 2025 Engagement consultation** – closes 20th October

8. Items and Correspondence for Consideration and Decision

- a. **Indoor Sports Funding** request from Table Tennis Club £499 inc VAT and delivery
- b. **Playground Inspection** – quotes
- c. **Land at Bakers Lane Knowle** – concern from residents
- d. **Parking Old Warwick Road** – concern from resident
- e. **Neighbourhood Planning** – Cllr Henderson

9. Progress Reports

- a. Village Hall Play Area/fencing improvements - progress report Cllr Rees
- b. Indoor/outdoor sports contribution update
- c. Lapworth Train Station phone box
- d. GDPR email addresses – update
- e. Millennium Sign – update
- f. Gritting Routes – update
- g. Village Green Maintenance – suggestion for improvements and upkeep – previously agreed to action in September.
- h. Lapworth Canal Signage – Cllr Doyle progress update (defer)
- i. Social media considerations – Cllr Doyle progress update (defer)
- k. Old Warwick Road – hedge maintenance
- l. Allotment Policies - update
- m. Brome Hall Lane toilet door

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
- b. Lapworth Recreation Sites
- c. Flooding Issues
- d. Allotments
- e. Communications, Openness and Accountability
Lapworthpc.org.uk website
Nextdoor.com
Parish Noticeboards
Electronic distribution

11. Roads and Rights of Way

To receive reports in relation to roads and rights of way

12. Planning

- a. **Planning applications for consideration together with any others received prior to the meeting,**

| | |
|----------|--|
| W19/0423 | Erection of dwelling including demolition of existing barn and repositioning of highway access. Annexe at Yew Tree Cottage, Old Warwick Road, Lapworth, OBJECTION - The Parish Council objects on the basis there is no exceptional reason for a new property in the Green Belt. |
| W19/1188 | Erection of field shelter for horses (retrospective). Priory Barn, Rising Lane, Lapworth No objection |
| W19/1220 | Change of use of land from Agricultural to Domestic curtilage 5 Meadow Lane, Lapworth Link to on-line application documents |

| | |
|----------------------------|---|
| W19/1301 W19/1302 LB | Retrospective planning permission for landscaping work to the garden at Bushwood Barn. Bushwood Barn, Bushwood Hall, Bushwood Lane, Bushwood |
| W19/1386 | Part two storey, part single storey rear extension, replacement of existing single storey side extension 17 Station Lane, Lapworth No objection |
| W19/1389 | Proposed erection of one detached dwelling and integral garage, with use of existing access. The Elms, 75 Chassetts Wood Road, Lapworth OBJECTION – Concern expressed regarding safety of access particularly when exiting the property should there be a number of cars parked on the driveway. Also is it possible to include a condition relating to the reinstatement/making good of any damage done to verges? |
| W19/1432 | Installation of a handrail to the external steps in the courtyard of Carolean Wing. Packwood House, Packwood Lane, Lapworth https://planningdocuments.warwickdc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage |
| W19/1472 | Erection of ground floor rear kitchen extension. 4 Lapworth Oaks, Lapworth No objection |
| W19/1511 | Replacement of existing B1a Office Building Arden Hill, Lapworth Street, Lapworth Link to on-line application documents |
| W19/1533 | Application for the removal / variation of Condition 15 of Planning Permission W/17/0662. The Mount, Old Warwick Road, Lapworth OBJECTION No reason for original condition to be removed. Further development of The Mount would adversely affect appearance of the area and amenity of adjacent properties given how close both of them are to the boundaries. |
| W19/1612 | Proposed single storey rear extension and external staircase to access first floor. The Merchant House, Old Warwick Road, Lapworth Link to on-line application documents |

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

| Reference: | Description | PC Comment | WDC Decision |
|----------------|---|---|-----------------------------|
| W19/0863 | Notification for prior approval for a proposed change of use from an agricultural building to a dwelling house (Use Class C3) and associated building operations. Lapworth Grange, Spring Lane, Lapworth | Objection inappropriate to allow windows facing neighboring property. Breaching 45 degree rule? | Prior approval not required |
| W19/0838 | Conversion of Redundant Agricultural Building to One Residential Dwelling High Chimneys, Lapworth Street, Bushwood, Lowsonford | No objection | Granted |
| W19/0839 LB | Listed Building Consent Application; Conversion of Redundant Agricultural Building to One Residential Dwelling High Chimneys, Lapworth Street, Bushwood, Lowsonford | No objection | Granted |
| W19/1015 | Formation of new access and erection of iron gates The Tan House, Old Warwick Road, Lapworth | No objection subject to highways approval | Granted |
| W19/1182 | Conversion of barn/workshop unit to a single storey dwelling Tapster House, Lapworth Street, Lapworth | No objection | Granted |
| W19/1158 | Application for an Existing Lawful Development Certificate for use of building as a single dwelling house The Merchant House, Old Warwick Road, Lapworth | Objection This breaches previous condition applied that it should be ancillary to main dwelling and not allowed to have a kitchen. | Granted |

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|----------------|--|--|---------|
| | | <p>Query</p> <p>Is it a fit for purpose as a separate living area – major issues with sewerage leakage?</p> <p>Does it comply with restrictions of Canal conservation area?</p> <p>Whether planning permission has been granted for a separate access?</p> | |
| W19/1267 LB | <p>Listed Building Consent to replace previously issued consent W/18/1751/LB (Installation of an external compact modular generator adjacent to the rear of the stable block with associated cable through the stable wall and along internal locations.) following revisions to proposed generator specification and associated screening planting.</p> <p>Packwood House, Packwood Lane, Lapworth</p> | No objection | Granted |
| W19/1275 | <p>Application for variation of condition 2 (Approved plans) and Condition 3 (Screening planting) of the planning permission W/18/1750 for the installation of an external compact modular generator adjacent to the rear of the stable block with associated cable through the stable wall and along internal locations within the stable block and associated tractor shed.</p> <p>Packwood House, Packwood Lane, Lapworth</p> | No objection | Agreed |

c. Planning Appeals

i. Appeal Decisions

a. **Appeal Ref: APP/T3725/W/19/3228136**

Lapworth Farm, Spring Lane, Lapworth B94 5NS

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.

The application Ref W/18/2287 is dated 26 November 2018.

The application sought planning permission for erection of a replacement dwelling without complying with a condition attached to planning permission Ref W/96/0097 dated 14 March 1996.

The condition in dispute is No 1 which states that: *The dwelling hereby permitted shall only be occupied by members or relatives of the family occupying the main dwelling house or for staff accommodation ancillary to the main dwelling house.*

The reason given for the condition is : *There is no separate curtilage for the dwelling and no garaging or parking space attached to it.*

Decision The appeal is dismissed.

b. **Appeal Ref: APP/T3725/W/19/3229762**

Land adjacent to Long Close, Glasshouse Lane, Lapworth, Solihull B94 6PZ

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.

The application Ref W/18/1652, dated 29 August 2018, was refused by notice dated 1 February 2019.

The development proposed is an outline application for the erection of 1 x new bungalow to replace existing stud farm currently operating on the site. All existing stable and store buildings associated with the stud farm use will be removed from site.

Decision The appeal is dismissed.

13. Finance

a. To approve accounts for payment as below

| Invoice No. | Cheque No. | Payment Details | VAT £ | Amount £ |
|-------------|------------|---|----------|-------------|
| | 101823 | Clerk September salary and expenses | | 586.23 |
| | 101823 | HMRC August | | 147.21 |
| | 101824 | Fairways 6 th of 21 Grounds Maintenance invoices | 84.20 | 505.20 |
| | 101825 | J Glover 17.8 to 14.9 Brome Hall Lane toilets | | 200.00 |

14. **Date of Next Meeting** – The next Ordinary Meeting of Lapworth Parish Council will be held on 11th November 2019 at 7.30pm in Lapworth Village Hall

lapworthpc.org.uk

PRESS AND PUBLIC ARE WELCOME TO ATTEND