

LAPWORTH PARISH COUNCIL

Minutes of the Ordinary Meeting of Lapworth Parish Council 14th October 2019

Present

Cllr Henderson (Chairman)
Cllr Ludlow,

Cllr Rees
Cllr Child

Cllr Manley
Cllr Shales

Also present: D Cllr Illingworth,

19/10/1 **Apologies** Cllr Doyle, Cllr Mace, C Cllr J Cooke

19/10/2 **Declarations of Interest** – none declared

19/10/3 **Dispensations** – none received

19/10/4 **Public Participation** – Two residents present raised concern relating to parking on grass verges opposite the garage on Old Warwick Road. This matter had been recently raised and the WCC Highways Officer had advised that there was little that can be done provided the cars were legally taxed. Recent flooding in that area was also raised, in the event of a flooding incident it should be reported to Flood Risk Management Team in approved format.

19/10/5 **Minutes** - It was **RESOLVED** to approve the minutes of the Ordinary Meeting of Lapworth Parish Council meeting held on 9th September 2019 as a true and accurate record.

19/10/6 **Reports for Information**

a. **Warwick District Council**

The Executive have dealt with a number of routine matters including the setting of Fees and Charges which is an important input into the Budget for next year. There have been some changes reflecting new or different legislation and a modest increase in some fees. The proposals will now go forward to Council.

The Executive has also approved a Consultation on a Canalside Development Plan Draft Document (DPD). This document was referred to in the Local Plan but in the context of the urban areas. The proposals cover all canals in the District. **D Cllr Illingworth** made the point that the differing requirements of urban and rural areas must be reflected. He suggested it essential that the Parish Council responds to this consultation and encourages others to do so.

b. **Warwickshire County Council**

Stanks Island Works Progress

Works are continuing and so far the traffic flow at peak times is flowing better than **C Cllr Cooke** expected. The main delays seem to be caused by the smaller sub sets of traffic lights leading to the roundabout on the turn to the Woodloes. Let's hope this promising start is maintained through to the expected completion date of May 2020!

19/10/7 **Correspondence and Publications Received for Information/Consultation –**

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

19/10/8 **Items and Correspondence for Consideration and Decision**

- a. **Indoor Sports Funding** request from Table Tennis Club £499 inc VAT and delivery – clerk to clarify whether the 20% contribution is available and whether application is in the name of Village Hall rather than the Table Tennis Club. Is **was RESOLVED** to approve the application subject to funds being made available from the District Council and 20% contribution being made available from the Table Tennis Club.
- b. **Playground Inspection** – It **was RESOLVED** to accept the Kompan quote.
- c. **Land at Bakers Lane Knowle** – concern had been received from residents relating to developments at Bakers Lane. Cllr Illingworth advised that 22 applications had been received since 2006, and there are no current applications. It appears to be a confused situation and Councillor Ellington has requested that the Development Services Manager accompany him on a site visit.
- d. **Parking Old Warwick Road** – discussed during Public Participation.
- e. **Neighbourhood Plans** – Cllr Illingworth advised that a Neighbourhood Plan is a legal document and carries weight at an appeal. It has policies that particularly relate to an individual area and that the CIL payment would be increased from 15% to 25% uncapped. It was agreed to consider it as the main item for the March Assembly, and to invite a Senior Planner with responsibility for Neighbourhood Plans from the District Council to the November meeting to advise in relation to the implementation of a Neighbourhood Plan. Cllr Henderson to make contact.

19/10/9 **Progress Reports**

- a. Village Hall Play Area/fencing improvements – fencing now complete and bins installed.
- b. Indoor/outdoor sports contribution update – as per 8a
- c. Lapworth Train Station phone box - defer
- d. GDPR email addresses – Slow but steady progress being made.
- e. Millennium Sign – defer
- f. Gritting Routes – defer
- g. Village Green Maintenance – suggestion for improvements and upkeep – complete remove from agenda
- h. Lapworth Canal Signage – Cllr Doyle progress update (defer)
- i. Social media considerations – Cllr Doyle progress update (defer)
- k. Old Warwick Road – hedge maintenance Clerk to request really severe cut.
- l. Allotment Policies – policies supplied based upon national best practice– remove from agenda
- m. Brome Hall Lane toilet door – door fixed, toilets to close 3rd November 2019, Clerk to request a steam clean before the opening for the 2020 season.

19/10/10 **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 – peppercorn rent of £1 paid by the Village Hall Committee in relation to the VH Lease.

- b. Lapworth Recreation Sites
- c. Flooding Issues
- d. Allotments
- e. Communications, Openness and Accountability
Lapworthpc.org.uk website
Nextdoor.com
Parish Noticeboards – quote for new noticeboards

19/10/11 Roads and Rights of Way

To receive reports in relation to roads and rights of way

19/10/12 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 Objection – no valid reason for application
W19/1301 W19/1302 LB	Retrospective planning permission for landscaping work to the garden at Bushwood Barn. Bushwood Barn, Bushwood Hall, Bushwood Lane, Bushwood No objection
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 Chessetts 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? NB Objection Removed subject to Highways Approval
W19/1432	Installation of a handrail to the external steps in the courtyard of Carolean Wing. Packwood House, Packwood Lane, Lapworth No objection
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 No objection
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 OBJECTION – overdevelopment of site in Green Belt and canal conservation area. Has the increase in size of the original garage exceeded permitted development? NB Objection withdrawn following assurances from District Council

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. Query Is it a fit for purpose as a separate living area – major issues with sewerage leakage? Does it comply with restrictions of Canal conservation area? Whether planning permission has been granted for a separate access?	Granted
W19/1267 LB	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. Packwood House, Packwood Lane, Lapworth	No objection	Granted
W19/1275	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. Packwood House, Packwood Lane, Lapworth	No objection	Agreed

c. Planning Appeals

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.

19/10/13 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 September		147.21
	101824	Fairways 6 th of 21 Grounds Maintenance invoices	84.20	505.20
	101825	J Glover 17.8 to 12.10 Brome Hall Lane toilets		400.00

19/10/14 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