

# LAPWORTH PARISH COUNCIL

## Minutes of the Planning Meeting of 8<sup>th</sup> August 2022

**Present:** Cllr Henderson (Chairman), Cllr Beaver, Cllr Mace and the Clerk (H du Bois).

**Others present:** Michael Robson, Cerda Planning

**Public:** None.

### 1. Apologies

The Council had received apologies from **Cllrs Bainbridge, Child, Manley, Rees and Shales** which were accepted. **Cllr Doyle** did not attend.

Cllrs Cooke, Illingworth and Hales had sent their apologies,

### 2. Declarations of Interest

None.

### 3. Dispensations

No requests received.

### 4. Presentation from Michael Robson of Cerda Planning regarding a proposed housing development for land off the Aylesbury Road, nr Hockley Heath

Mr Robson gave an overview of the proposed housing development. A consultation website will be made available shortly and a public exhibition will be held in Hockley Heath on 9<sup>th</sup> September. Details of the exhibition will be published to village noticeboards, Nextdoor.com and the Council's website nearer the event.

### 5. Public Participation

None.

### 6. Minutes

It was resolved to approve the minutes of the Ordinary Meeting of 11<sup>th</sup> July 2022, these were signed without amendment.

### 7. Finance: to approve the invoices for payment

The clerk presented the latest financial statement, see Appendix A. The report showed a general reserves balance of £11,298.02 on 1<sup>st</sup> August 2022 and an expected balance of £10,640.83 once invoices have been paid.

It was **resolved** to approve the following payments:

	PAYEE	DESCRIPTION	TYPE	AMOUNT	STATUTORY POWER
1	Fairways Ltd	Grounds Maintenance (Aug 22)	BACS	£557.15	Open Spaces Act 1906, s14
2	Lapworth Village Hall	Room Rental (July 22)	BACS	£45.00	Local Government Act 1972, s111 (1)
3	H DU BOIS	HW allowance/expenses Aug 22	BACS	£55.04	LGA (Financial Provisions) 1963 s5
			<b>Total</b>	<b>£657.19</b>	

**ACTION:** The Clerk to set up the payments, **Cllrs Henderson and Mace** to authorise the transactions.

### 8. Planning

#### 8.1. Planning applications for consideration

##### 8.1.1. W/22/1047 & W/22/1048/LB

Conversion of loft space to include 2 no. dormers, 3 no. rooflights, and associated internal and external works.

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The Cottage, Packwood Hall, Glasshouse Lane, Lapworth, Solihull, B94 6PU

LPC comments: **NEUTRAL**

## **8.1.2. W/22/1052**

Application for Prior Approval under Schedule 2, Part 3, Class MA for proposed Change of Use of from Commercial Services (Use Class E) to Dwellinghouse (Use Class C3), and for associated operational development, as shown on the '5902/01' submitted on the 28th June 2022.

The Chapel, 101 Chapel Lane, Lapworth, B94 6EU

LPC comments: **NEUTRAL**

## **8.1.3. W/22/0905/LB**

Proposed conversion of stable to dwelling with installation of roof lights and iron handrail, repair of store room roof.

The Tan House, Old Warwick Road, Lapworth, Solihull, B94 6JZ

LPC comments: **NEUTRAL**, with the recommendation that the property is limited to guest accommodation in relation to the occupation of the main house, and not a separate standalone dwelling.

## **8.2. To consider presenting a statement from the Council to the Public Enquiry of the Appeal against an Enforcement Notice for Nova Equestrian, Glasshouse Lane, Lapworth, B94 6PZ (to be held on 23/8/22)**

It was **resolved** that the Council concurred with the representations made by Warwick District Council and that the Council did not wish to make any additional comments.

## **8.3. To consider responding to the SWLP Settlement Design Analysis Consultation for Kingswood**

**ACTION: Cllr Mace** to review the Settlement Design Analysis documents and send any comments to Cllr Rees for submission.

## **8.4. Decision Notices: to note decisions on the following planning applications**

### **8.4.1. Ref: W/22/0237**

Proposed change of use of building from agricultural to domestic garage/workshop

Meadow Hill Farm, Lapworth Street, Bushwood, Lowsonford, Henley-in-Arden, B95 5ES

LPC comment: NEUTRAL

WDC Decision: REFUSED

### **8.4.2. Ref: W/22/0509/LB**

Proposed replacement of windows, installation of underfloor heating, replacement of 20c joinery with new

The Tan House, Old Warwick Road, Lapworth, Solihull, B94 6JZ

LPC comment: NEUTRAL

WDC Decision: GRANTED

### **8.4.3. Ref: W/22/0792**

Erection of single storey front extension.

The Limes, Chessetts Wood Road, Lapworth, Solihull, B94 6EL

LPC comment: OBJECTED

WDC Decision: GRANTED

### **8.4.4. Ref: W/22/0814**

Erection of single storey side and rear extension

The Stables, Station Lane, Lapworth, Solihull, B94 6JH

LPC Comment: NEUTRAL

WDC Decision: GRANTED

### **8.4.5. Ref: W/22/0981**

Prior Approval for proposed change of use of agricultural building to 2no. larger dwellings (Use Class C3) under The Town and Country Planning (General Permitted

Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Land to the North of, Bakers Lane, Knowle, Solihull, B93 8PT

LPC Comment: NO OBJECTION

WDC Decision: PRIOR APPROVAL GIVEN

### **8.4.6. Ref: W/22/0674**

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Erection of single storey rear glazed extension  
Church Farm, Glasshouse Lane, Lapworth, Solihull, B94 6PU  
LPC Comment: NEUTRAL  
WDC Decision: REFUSED

## 8.4.7. Ref: W/22/0675 LB

Erection of single storey rear glazed extension  
Church Farm, Glasshouse Lane, Lapworth, Solihull, B94 6PU  
LPC Comment: NEUTRAL  
WDC Decision: GRANTED

## 9. Correspondence and Publications received for information/consultation:

The Council had received communications from the following:

- Warwickshire County Council
- Warwickshire Association of Local Councils (WALC)
- The Rural Bulletin
- Warwick District Council
- Warwickshire Police
- Solihull District Council: Draft Travel Plan Supplementary Planning Document (SPD) Consultation  
**ACTION: Cllr Henderson** to submit comments to this consultation.

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

None.

## 11. Date of next meeting: Ordinary Meeting - Monday 12th September 2022, 7.30pm in Lapworth Village Hall

Cllrs Mace and Beaver gave their apologies.

The meeting closed at 8:40pm.

Signed:

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Cllr Henderson (Chairman)

Date:

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## APPENDIX A

This report was presented by the Clerk for approval by the Council on **8<sup>th</sup> August 2022**.

Balance of Unity Trust Current account as of 1/08/22:	<b>£11,298.02</b>
Balance of Unity Trust Instant Access account as of 1/08/22:	£24,624.57
Balance of Barclays Business Savings account as of 05/07/22:	£22,990.56
Balance of Barclays Community account as of 05/07/22:	£0.01

**Expected general reserves balance once invoices settled: £10,640.83**

### Payments made from current account since 5/7/22

	DATE	TYPE	TO	DESCRIPTION	AMOUNT
1	15/7/22	SO	H DU BOIS	Wages (July)	£693.04
2	22/7/22	DD	Royal London	Pension contributions	£57.37
				<b>Total</b>	<b>£750.41</b>

### Invoices to be approved on 8/8/22

	PAYEE	DESCRIPTION	TYPE	AMOUNT	STATUTORY POWER
1	Fairways Ltd	Grounds Maintenance (Aug 22)	BACS	£557.15	Open Spaces Act 1906, s14
2	Lapworth Village Hall	Room Rental (July 22)	BACS	£45.00	Local Government Act 1972, s111 (1)
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## 2022/23 Budget vs Current

		2022/23	
		Budget	Actual
<b>EXPENDITURE</b>			
101	Salaries (inc Pension)	£9,702.00	£3,059.01
102	Clerk expenses	£350.00	£234.64
103	Office costs	£400.00	£0.00
104	Cllr expenses	£0.00	£37.30
105	Premiums & Subs	£950.00	£606.00
106	Room hire	£400.00	£165.00
107	Section 137 grants	£2,000.00	£2,711.00
108	Brome Hall Lane toilets	£2,000.00	£724.65
109	Insurance	£800.00	£625.76
110	Audit fees & Costs	£600.00	£330.00
111	Grounds Maintenance	£3,500.00	£2,321.45
112	Capital Expenditure	£0.00	£0.00
113	Miscellaneous	£1,000.00	£18.00
114	Playground	£1,500.00	£14.88
115	Training	£200.00	£0.00
-	VAT	£0.00	£621.30
	<b>Total</b>	<b>£23,402.00</b>	<b>£11,468.99</b>
<b>INCOME</b>		<b>Budget</b>	<b>Current</b>
201	Precept	£22,900.00	£11,450.00
202	Interest	£0.00	£22.94
203	Allotments	£500.00	£0.00
204	Grants	£0.00	£0.00
205	Donations	£0.00	£0.00
206	CIL	£0.00	£0.00
207	Vat reclaim	£0.00	£0.00
208	Miscellaneous	£2.00	£0.00
	<b>Total</b>	<b>£23,402.00</b>	<b>£11,472.94</b>