

ROWINGTON PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING HELD AT
LOWSONFORD VILLAGE HALL ON THURSDAY 10 APRIL 2014

P.Cllr. Mrs N Clarke (Chair)

P.Cllr. M North

P. Cllr. Mrs D Swain

P.Cllr. Mrs D Weir

P.Cllr G Cooper

C.Cllr. Mrs J Compton

174 Apologies

Apologies received from P.Cllr. Gaffey and D.Cllr. Caborn.

175 Changes to Published Agenda

176 Declarations of Interest and Dispensations relating to pecuniary interests

177 Minutes of Meeting held on 13 March 2014

Resolved that the Minutes of 13 March 2014 were accepted as a true record of proceedings.

178 Sarah Brooke-Taylor – WRCC

Rural Housing Needs Surveys.

179 Questions / Observations from members of the public (limited to 15 minutes)

None.

180 Reports from District and County Councillors

- Cllr. Mrs Compton provided the following report: In Cllr. Caborn's absence Cllr. Mrs Compton confirmed that the WDC Local Plan draft would be live on the WDC website from Friday 14 April. A full meeting of the Council was scheduled for 23 April and if the draft plan was approved it would go out again for consultation to test the soundness of the plan. The Gypsy and Traveller Consultation is due to finish in May and will then catch up with the Local plan draft.
- WDC would be 40 years old this coming month and all past Chairmen would be attending a tea party to celebrate.
- A meeting of full council had taken place today at WCC with a major item on the agenda being the proposed boundary changes. It was also envisaged that each district would lose one councillor under the proposed changes.
- Speed equipment now based at Riverside House and contact point at WDC is Anita Kendall regarding training and use by parish councils.

181 Planning Matters

181.a Considered by WDC:

W 14 / 0168 The Feldon, Mill Lane, Rowington – Erection of a single storey and two storey rear extensions and erection of a side ground floor bay window. **GRANTED**

W 14 / 0116 Rowington Club, Rowington Green – Erection of a single storey timber sectional garage building to replace two existing concrete garages on the same footprint. **GRANTED**

W 14 / 0126 Land at High Chimneys Farm, Old Warwick Road, Rowington – Demolition of Dutch Barn and change of use of farm buildings to 7 holiday lets. **GRANTED WITH CONDITIONS**

181. b To be considered by RPC

W14 / 0373LB Kingswood Farm, Old Warwick Road – replace flat roof of living room with pitched roof and glazed gable, add first floor bathroom, replace windows with timber casement/doors, and demolition of existing conservatory. No objections.

W14 / 0398 Sandall House Farm, Lowsonford – Construction of manege. Objections –

1. Inappropriate development within the Green Belt and Arden Landscape Area.
2. No very special circumstances have been demonstrated sufficient to outweigh that inappropriateness. Despite statements within the applicant's planning statement, the existing indoor school at Sandall House Farm served a Gold Medal Olympic Show jumper representing the UK in a number one spot, training and producing world class horses for many years, with no need for an outdoor school. The ground at this site is primarily peat and as such is a perfect surface for schooling at all times. There was an established schooling and outdoor jumping area - surrounded by hedging and away from the highway - which has been ploughed up by the applicant. This area has previously been put forward by the applicant as the reason for the retrospective planning permission granted for a driveway i.e. to allow access to the "jumping paddock". No need has been provided for this additional development on a site which has more facilities than most other livery yards in Warwickshire.
3. The proposal extends the core developed area of the site into the open countryside and increases the visual impact of the site/developed area from the highway.
4. The proposed development is within a Zone 3 Flood Zone where no development should take place unless it is water compatible. Page 2 Point 6 of the Flood Risk Assessment accompanying this application states "**...the ménage could increase water run off into the nearby brook to the south**". Any increase in run off to the brook is unacceptable.
5. Policy FW1 of the WDC Local Plan 2011-2029 (Publication Draft) – "*Development will be directed away from areas of flood risk. However if development in areas at risk of flooding is **the only option** following the application of the sequential test, it will only be permitted where the following criteria are met*". Further, "*Where development is supported as an exception to this policy within high risk areas, applicants will need to demonstrate that they strictly comply with criteria b), c), d), and g).*"
6. Yet again it is proposed to deposit excavated earth across a hatched area shown on Drawing 5407-207 Rev B to be spread evenly across the area to a maximum depth of 5cm. This was also a condition of retrospective permission W12 / 1174 – to this day the deposited earth remains heaped on the skyline and **has never been levelled**. See WDC website W12/1174 "Discharge of Condition Plan" dated 28 Feb 2013.

181.c Other Planning/Enforcement matters

Ryterdale, Pinley Green – Railing fence erected abutting the highway. WDC Enforcement contacted the new owner of the property and the fencing has now been set back from the highway in accordance with PD rights. Noted.

Pinley Acres, Pinley – Enforcement Appeal Notification APP/T3725/C/13/2210566 & 2210567. Enforcement/Stop Notice removal of drive/hardstanding in adjacent field. Situation regarding uninhabitable garage named "Pinley Lodge" to be monitored.

Sandall House Farm, Lowsonford. Planning appeal Ref: APP/T3725/A/14/2212730. For information.

182. Parish Design Statement

Update by Cllr. North – Draft PDS forwarded to Stephen Hay WDC for comment and he has now passed it to Alan Mayes WDC Conservation for his observations. No updates received to date.

183. Localities Forum

10.a Warwick Rural West Community Forum. Next Meeting : 15 May 2014. Committee Room 2, Shire Hall. Cllr. Mrs Weir and Cllr. Gaffey.

184. Rowington and Lowsonford Village Halls

11.a Reports (if any) None

185 Highways, Footpaths and Transport

The following matters were raised:

- Chevrons down/damaged on Cumsey Corner.
- Serious potholes in Lapworth Street.
- Hedges overgrown in several locations throughout the parish and it seemed that some landowners were still unaware of their responsibilities regarding roadside hedges.
- Parking area by canal in Lowsonford in a poor state and WCC to be contacted regarding responsibility for this area and potential for improvement.
- WCC to be asked if a comprehensive survey of the parish could be undertaken to establish problem areas.
- Phone boxes in need of re-painting.
- Cllr. Mrs Swain confirmed that she had contacted WDC regarding litter deposited on verges leading from the motorway bridge at Shrewley down towards Lowsonford.

186 Playing Field

186.a Playing Field Inspection Reports (Mr R Morton / Cllr. North (16 Mar) / Cllr. Mrs Weir (30 Mar) Moss noted on surfaces around swings

186.b Draft survey to be discussed regarding purchase of new play equipment following circulation of Wicksteed brochure. Deferred until next meeting.

187 Meetings/Training Days attended/forthcoming

187.a Feb 2014 - WDC Development Services – Enforcement Appeal. The Stables, The Cumsey. Public Enquiry 8th April 2014 Town Hall, Leamington Spa. Notification of withdrawal by WDC from this case – for discussion. Resolved that Clerk would request copy of “fresh evidence” mentioned by WDC for perusal.

187.b 22 Mar 14 - WALC Planning briefing. Cllr. Gaffey to report. Cllr. Gaffey absent.

187.c 17 Apr 2014 - Annual Parish Meeting. Rowington Village Hall at 7.30pm. Flyers organised by Chairman were distributed amongst councillors for delivery to households throughout the parish.

187.d 20 May 14 - Community Flood Resilience Workshop. Lapworth Village Hall Tuesday 20 May 1900 - 2100 hours. Confirmation of attendance requested. Cllr. Mrs Weir to attend.

188 Correspondence

188.a Mar 2014 - Quotations for PC Insurance Policy requested from Zurich Insurance and Came & Company. Both quotes were an improvement on the current insurance policy figure and it was resolved that the quotation from Zurich would be accepted. [GC/DW]

188.b Mar 2014 - Grant Thornton. Annual Return and Intermediate Audit of 2013/14 Accounts by 30 June 2014. Also included correspondence between Clerk and Internal Auditor regarding information required regarding the PC's annual governance statement. Copy of the governance statement to be circulated to councillors to enable consideration of the issue.

188.c Mar 2014 - WALC – advice regarding two prospective candidates for parish councillor vacancies as discussed at last meeting. Clerk reported that advice received from WALC regarding two potential candidates for councillor vacancies was that there was no reference to public perception within the personal specification provided by NALC. This appeared to be the reason for not co-opting the two applicants due to their submission to WDC of a potential development site within the parish. Clerk advised Councillors that her view was that this was not a legitimate reason for not co-opting. However it was resolved that consideration would be given to the applications again following the APM. Working party to be convened.

188.c Mar 2014 - Rowington Tennis Club – signed Licence extension letter received. Noted.

188.e Circulation Envelope:

CPRE's Charter details; CPRE Field Work Spring 2014; WDC Standards Committee Agenda 02 April 2014

+ Minutes of 18 February 2014; WALC Newsletter ADH/110/5/2014; WCC Transport and Highways Update; details of British Red Cross Fire Emergency Support Service – volunteers needed; CSW Superfast Broadband project Update March 2014; Heart of England Way Walks programme April 2014 to September 2014; WDC Get Active – Activity Programme for Easter Holidays 2014; WDC Council Meeting 26 March 2014 Agenda + Minutes of 26 Feb 2014.

189 Finance

189.a. Paid during the month:

None

189.b To be paid

Clerk - salary and allowance (to include annual increase)	£813.39
Clerk – Stationery	£ 77.81
WALC Membership Subscription	£314.00
Tennis Club Rent	£300.00
<u>Donations under S.137</u>	
Rowington PCC (Church Yard)	£750.00
Rowington Village Hall	£200.00
Lowsonford Village Hall	£200.00
Rowington Parish Records	£100.00
St Luke’s Church	£150.00
Rowington Village Hall Broadband	£297.60

189.c Received:

Bank of Ireland Interest (March 2014)	£ 2.14
Tennis Club Annual Rent	£300.00

Resolved that the above items of finance be approved.

At this point the Clerk left the room and the meeting was adjourned at 9.25pm.

Signed.....
Chairman

Date.....