

**ROWINGTON PARISH COUNCIL**  
**MINUTES OF PARISH COUNCIL MEETING HELD AT**  
**LOWSONFORD VILLAGE HALL ON THURSDAY 13 FEBRUARY 2014**

P.Cllr. Mrs N Clarke (Chair)  
P.Cllr. Mrs D Swain  
P.Cllr. Mrs D Weir  
P.Cllr. J Gaffey  
C.Cllr. Mrs J Compton  
D.Cllr. L Caborn  
One member of the public

**139 Apologies**

Apologies received from Cllr. Cooper and Cllr. North.

**140 Changes to Published Agenda**

None.

**141 Declarations of Interest and Dispensations relating to pecuniary interests**

Cllr. Gaffey and Cllr. Mrs Weir declared a personal interest in Minute 146.b planning application for Rowington Club both being members of that club.

**142 Minutes of Meeting held on 12 December 2013 and 14 November 2013.**

Draft Minutes circulated to Councillors with this agenda. Resolved unanimously that the Minutes of December 2013 be accepted as a true record together with the alteration to the front page of the November 2013 Minutes to reflect Cllr. Mrs Weir's declarations of interest i.e. no declaration made by Cllr Mrs Weir on the matter of Minute 112.b.

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

One member of the public present to observe proceedings and to report that Rowington Tennis Club was in the process of cutting back trees overhanging the tennis court as it was hoped that a new surface would be laid shortly.

**144 Reports from District and County Councillors**

Cllr. Mrs Compton gave the following report:

- The County Council had been very busy with the budget taking up a lot of time. All three political parties have to present their budget and then an agreement has to be reached between all. The County Council portion of the Council Tax will increase by 1.99% and it will still be necessary to take some funding out of reserves to copy with the shortfalls. However WCC will not be closing any libraries or fire stations but a shortfall of £92m still has to be found. An amount of £1m has been put in place to cover flooding issues. Further cuts to be as painless as possible.
- A Public Interest Debate on Unitary Authorities will be held on 25 February 2014.

Cllr. Caborn gave the following report:

- WDC Local Plan – Council Executive took the decision on 12th February 2014 to approve the Gypsy and Traveller Preferred Options Consultation. Public consultation to take place during March/April.
- WDC Executive have set their budget at a 0% increase for the next 2 years subject to formal approval.
- WDC would be opposed to the formation of a Unitary Authority.

**145 WRCC**

Sarah Brooke-Taylor to speak on Rural Housing Need Surveys. Visit re-arranged for March meeting.

**146 Planning Matters**

Planning applications considered by **RPC Working Party on 13 January 2014**. Present: Chairman, Cllr. Mrs Swain, Cllr. North, Clerk. The following responses submitted to WDC pending formal resolution at this council meeting. Resolved unanimously that the following responses be approved.

**W13 /1745 Chapel Haven, Narrow Lane, Lawsonford – Works to repair and stabilise the brook bank following erosion caused by flooding, and to protect the bank and property from future erosion when the brook is in flood. (retrospective)**

Rowington Parish Council raises objections to this proposal for the following reasons:

1. It is difficult to see any difference between this application and the previous application in terms of evidence provided. Therefore the comments made by the Parish Council to application W13/1349 remain as relevant. 2. The

only fresh proposal put forward by the applicant is to create a large pit which will, in times of flash flooding, fill extremely quickly and be of very little, if any, benefit given the volume and speed of the flow of water during flash flooding. 3. It should be noted that this water course is not only in a valley and thus taking water draining from fields on either side of the valley but also takes highway surface water at high volume from Narrow Lane (often subject to serious flooding). Moreover, and of vital importance and consideration, it should be noted that the water course is also the recipient of a “dump” system of motorway surface water a short distance upstream, following construction of the M40. 4. It is difficult to see that the objections of the Environment Agency detailed in their letter of 24 October and their recommendation of refusal of planning permission have been addressed by the proposed construction of what is in effect a small pond. 5. The PC is extremely concerned that the recommendations outlined by WCC Ecology do not appear to have been addressed in any way. 6. As previously, the Parish Council request that further information and modelling is provided by hydrological experts, plus consultation with Warwickshire County Council in its role as LLFA. 7. No evidence has been provided to show that the increased risk of flooding to adjacent land and property, as predicted by Ove Arup in their recent report, has been addressed – this does not comply with the National Planning Policy Framework and as such, should not be accepted. 8. Photographs of the flooding issues in this area are attached for reference. **NOW GRANTED**

**W 13 / 1744 The Willows, Pinley Green** – Widening of existing access and replacement and relocation of existing entrance. Comment:

1. Brick walls are unnecessarily high and as such, impact visually upon the openness of the green belt and are not in keeping with the rural setting. The combination of the solid gates and the high brick walls are considered to be visually detrimental in this location. The size and length of the brick walls are considered excessive.

2. Concerns were raised regarding the angle of the driveway and position of the entrance gates with regard to highway safety and visibility, particularly when exiting the site on to the C25. **NOW GRANTED**

**W13 / 1723LB Kingswood Farm, Old Warwick Road** - Replace conservatory with single storey extension, replace flat roof with pitched roof and glazed gable, add first floor bathroom, replace windows with timber casements and install new external W.C. door. No objections but query overall percentage increase. **WITHDRAWN**

**W 13 / 1693 Quarry Farm, Rowington Green** – Conversion of B1 office space to C3 residential use with installation of 1 x new window. **No objections.**

146.a Considered by WDC:

**W 13 / 1488 Badger Cottage, Mill Lane, Rowington** – Application for a Certificate of Lawfulness for the existing use as an independent dwelling. **REFUSED**

**W13/1536 Vyners, Nunhold Road, Pinley Green** – First floor rear extension, single storey rear extension and external alterations. **GRANTED**

**South Rookery, Rookery Lane, Lowsonford** – Single storey extension and various internal and external alterations. **LB Consent Granted**

**W13/1402 Ashby Cottage, Lapworth Street, Lowsonford** – Replacement of flat roof to rear extension with pitched slate roof. **GRANTED**

**W 13 / 1494 Mop Meadow Farm, Lapworth Street, Lowsonford** – 2 storey front extension, two side roof extensions, single storey side extension and one side and rear porch. **Lawful Development Certificate GRANTED**

**W13 /1745 Chapel Haven, Narrow Lane, Lowsonford** – Works to repair and stabilise the brook (following erosion caused by flooding) and to protect the bank and property from future erosion when the brook is in flood (retrospective). **GRANTED AT PLANNING COMMITTEE 04.02.2014**

146. b To be considered by RPC

**W14 / 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. No objections in principle but query raised regarding positioning of septic tank. Clerk to speak to WDC Case Officer on this point.

**W 14 / 0116 Rowington Club, Rowington Green** – Erection of single storey timber sectional garage building to replace 2 existing concrete garages on the same footprint. **No objections**

**W14 / 0066 Meadow Hill Farm, Lapworth Street, Lowsonford** – Erection of entrance walls and vehicle access gates.

146.c Other Planning/Enforcement matters

**Sandall House Farm, Lowsonford** – Planning Appeal Ref: APP/T3725/A/14/2212730 Demolition of existing stable, erection of mixed use stable and agricultural store and construction of new hardstanding (retrospective). Any further

responses to be submitted by 04 March 2014. Noted

**Pinley Acres, Pinley** – Enforcement/Stop Notice effective 02 September 2013 requiring removal of drive/hardstanding in adjacent field. Situation regarding uninhabitable garage named “Pinley Lodge” to be monitored. Update from WDC – landowner now interviewed by WDC pending enforcement action/proceedings. Noted.

Bushwood Farm, Preston Road, Lowsonford – WDC Enforcement investigating mobile home/chalet located on this site.

**147. WDC LOCAL PLAN – Village Housing Options and Settlement Boundaries Consultation**

147.a Copy of response as circulated to Councillors following recommendations of Working Party 13 January 2014 (further copy attached to this agenda). Response submitted to WDC subject to formal approval at this meeting. Copy of email from Kingswood Residents re misrepresentation of responses on the WDC website which was not quite understood. Resolved that Clerk contact Stephen Hay WDC on this point.

147.b Comments contained within response of 2 residents to Local Housing Options Consultation - for discussion. Chairman read out the response of the 2 residents which had been posted on the WDC website. The final paragraph of the response contained some serious and unfounded allegations relating to the PC's conduct of affairs. Clerk reported that having seen the response on the WDC website she had contacted Cllr. Caborn, both in his role as WDC Lead Member for the Local Plan and as Ward Councillor, with a request that the extract be removed from the public website due to the potentially damaging and libellous content. It was resolved unanimously by those Councillors present that a response should be sent to the residents requesting an apology and withdrawal of their allegations. Chairman read out a potential draft reply and it was resolved that the draft response would be circulated to all Councillors via email on Friday morning for consideration/amendment. Agreed by all present that agreement of the final response should be made by Monday 17 February as it was felt important to address such issues in an expedient manner.

**148. Parish Design Statement**

Update provided by Cllr. North in his absence

The last meeting of the group tasked with the creation of a Parish Design Statement (PDS) took place on 12 November 2013. At this meeting, the feedback from the September review of the draft by Warwick District Council (WDC) was discussed. The principal concern of WDC was what they considered to be lack of breadth and depth in the section covering the area analyses within the Design Statement. It was accordingly decided to redraft the area analysis associated with Rowington village and submit this to WDC. If this was agreed by WDC to meet their criteria for adoption of the PDS, then similar analyses would be carried out for Lowsonford and for the hamlets within the Parish. The preparation of the new area analysis for Rowington was delayed, partly by pressure of work on the group member undertaking this task, but also due to the occurrence of a serious virus within the computer being used. The draft has now been prepared and edited, and is with the members of the group for final agreement before submission again to WDC via the Parish Council. In the meantime, the preparation of the area analyses for Lowsonford and for the hamlets is about to commence. There will still be work to be done after the text is agreed by WDC, but there should be no remaining barriers to completion of the Statement.

**149. Localities Forum**

149.a Warwick Rural West Community Forum. Meeting : 23 January 2014 at Shire Hall. **Report by Cllr. Mrs Weir and Cllr. Gaffey.**

- M40 Noise – sound monitoring study underway
- Lapworth Parish Plan – Copy in Circulation File
- Neighbourhood Services Team – Looking after your environment – contact Mark Stacey
- Money allocated for gully cleaning
- Funding applied for by Wasperton and Budbrooke PCs; Hatton Carpet Bowls Club, Beausale Club, Shrewley Village Hall, Hatton Park Village Hall and Hampton on the Hill Residents Association.

**150. Rowington and Lowsonford Village Halls**

150.a Reports (if any) None

**151. Highways, Footpaths and Transport**

- Grit Bins x 2 for St Laurence Close and Preston Road now in place. Request from resident of St Close for a further grit bin. With the recent installation of a grit bin at St Laurence Close/Mill Lane it was not felt that a further grit bin was necessary at this stage. For review if further requests from residents received.
- Installation of kerbstones at Pinley Crossroads still outstanding – Clerk to investigate.
- Grips outside Little Pinley Farm and Wells Farm require attention.

152 Playing Field

152.a Playing Field Inspection Reports (Mr R Morton / Cllr. Mrs Clarke / Cllr. Mrs Weir) Mr Morton has replaced stay bar on netball post. Request for Cllr. Mrs Weir to forward completed inspection report (02 Feb) to Clerk.

152.b Discussion of possible purchase of new play equipment following circulation of Wicksteed brochure to all councillors Nov/Dec 2013. Wicksteed brochure in Circulation File for perusal prior to next meeting.

152.c Playing Field Rota 2014 circulated to Councillors. Noted.

**153** **Meetings/Training Days attended/forthcoming**

153.a 01 Feb 2014 Governance and Accountability for Local Councils. Offchurch Village Hall. Cllr. Mrs Weir attended and provided notes from training session for Clerk to look at and then place in Circulation File.

153.b 12 Feb 2014 WALC (Warwick) Meeting. Leamington Town Hall @7.30pm. Cllr. Weir attended and gave a brief report on proceedings.

153.c 20 Feb 2014 WDC Meeting – Update on evidence base for submission of housing requirement for draft Local Plan. Council Chamber Leamington Town Hall @ 6.00pm. (Chairman to attend)

153.d 22 Mar 2014 How to make effective responses to planning applications. Ettiington Community Centre – Cllr. Mrs Clarke and Cllr. Gaffey to attend.

153.e 07 Apr 2014 Planning Forum Meeting. Details TBC.

**154** **Correspondence**

154.a Dec 2013 Correspondence regarding possible redevelopment of Orchard Barn, Preston Road. Placed in Circulation File for Councillors to examine

154.b Circulation Envelope:

WDC Standards Committee Meeting 30 January 2014 Agenda; Clerks & Councils Direct Jan 2014; Music Guide Jan – Mid May 2014 details; WDC Council Meeting 22 Jan 2014 Agenda + Minutes of 04 Dec 2013 meeting; Minutes of WALC Warwick Meeting 11 December 2013; Details of Red telephone kiosk spares/paint available; WALC details of Local Councils' Charter and proposed update; Copy of Lapworth Parish Plan as submitted to WDC; WALC Newsletter Dec 2013.

**155** **Finance**

155.a. Paid during the month:

Clerk – salary and allowance £784.75

HMRC – PAYE/NIC £255.59

Resolved unanimously that the above items of finance be approved. [JG/DW]

**155.b To be paid**

Clerk - salary and allowance £784.75

Mr Richard Morton (P.Field Inspections) £150.00

WALC Briefing Event (Cllr. Mrs Weir) £ 30.00

Heart of England Way Subscription £ 7.00

Rowington Village Hall – Hire £ 78.00

Lowsonford Village hall – Hire £100.00

Resolved unanimously that the above items of finance be approved. [JG/DS]

**155.c Received:**

Bank of Ireland Interest (Dec 2013) £ 2.60

Bank of Ireland Interest (Jan 2014) £ 2.64

**155.d Items for consideration**

Standing Orders circulated December 2013 – for comment prior to final print. No comments from Councillors. Clerk to provide each Councillor with a copy.

**156. Items for future agendas**

Methods of communication within parish for discussion/ideas.

WDC Chairman to attend PC meeting 13 March 2014. Noted.

There being no further business the meeting closed at 9.20pm.

NEXT MEETING

Thursday 13 March 2014 at Rowington Village Hall