

ROWINGTON PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING HELD AT
LOWSONFORD VILLAGE HALL ON TUESDAY 26 AUGUST 2014

P.Cllr. J Gaffey
P.Cllr. Mrs N Clarke
P.Cllr. M North
P.Cllr. Mrs D Weir
P.Cllr. Mrs J Hobday
The Clerk

51 APOLOGIES

Apologies received from Cllr. Bull, Cllr. Mrs Bull, Cllr. Peepall, Cllr. Mrs Compton. No apologies received from Cllr. Cooper

52 CHANGES TO PUBLISHED AGENDA

Additions made due to time limits under Minute 65 Finance – payment to Steve’s Mowing £269.18

53 DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO PECUNIARY INTERESTS

Cllr. North declared a personal interest in Minute 57.c The Stables, The Cumsey being a neighbour of the property. Cllr. Mrs Hobday declared a personal interest in Minute 57.b Sandall House Farm being a neighbour of the property.

54 MINUTES OF MEETING HELD ON 10 JULY 2014

Draft Minutes circulated to Councillors with this agenda. Resolved that the Minutes of 12 July 2014 be accepted as a true record of proceedings [NC/JH]

55 QUESTIONS/OBSERVATIONS FROM MEMBERS OF THE PUBLIC (LIMITED TO 15 MINUTES)

None

56 REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

None present

57 PLANNING MATTERS

57.a Considered by WDC:

W14 / 0544 The Stables, The Cumsey, Pinley Green – Lawful Development Certificate for an existing use as a separate residential dwelling and associated curtilage. **LAWFUL**

57.b To be considered by RPC

W 14 / 1133 Sandall House Farm, Lawsonford - Variation of Condition 4 imposed upon p.p. W93 / 0189 which currently restricts the use of the building to be occupied solely by persons employed in association with the operation of the equestrian and/or agricultural activities at Sandall House Farm; to include its use as holiday accommodation with no occupation as permanent, unrestricted accommodation or as a primary place of residence. **Objections**

1. Planning permission W93/0189 for conversion of this building was granted on the basis that special circumstances existed i.e. the equestrian activities at the site. The Planning Statement accompanying this application states that there are 7 full time staff employed plus part time staff. The current staff accommodation is stated to be a 4 bedroom flat and no evidence has been provided to substantiate the claim that The Cottage is surplus to requirements 2. It would not be possible to monitor the use of The Cottage should a variation of Condition 4 be allowed. 3. No justification provided for further commercial development at this site which is already intensively developed. It is stated that the primary use of this site is equestrian and holiday accommodation would extend that site to multi use. No evidence of the need for diversification from the primary equestrian use has been demonstrated. 4. The proposal does not comply with RAP6 directing new employment i.e. what is the new employment? 5. The proposal does not comply with RAP7 converting rural buildings – the building has already been converted but only as a result of the special circumstances which existed at the time of the original conversion application. 6. The proposal does not comply with Para 28 of the NPPF in that it is difficult to accept that the current condition of the site would encourage tourism, assist the local economy or provide further rural employment. 7. P.P. 93/0189 clearly stated that “permission would not normally be granted other than in the special circumstances put forward by the applicant” and the PC cannot see any evidence to support any alteration to the planning use of this building or indeed an extension to the building as the applicant has already stated that the building is surplus to requirements. 8. This property is situated in Flood Zone 2/3 where the NPPF confirms that no unnecessary development should take place.

W 14 / 1134 Sandall House Farm, Lowsonford – Single storey extension to building described above.
Objection.Rowington Parish Council raises the following objections: 1. Contrary to RAP2 (WDC Local Plan 1996-2011) Contrary to H14 (WDC Draft Local plan 2011-2029) i.e. " in the case of barn conversions in the open countryside, the Council is extremely unlikely to grant approval for any extensions" 2. No supporting evidence provided to justify any need for holiday accommodation in this area. 3. The commercial development at this site to date has been considerable and any further unnecessary or unjustified development should be resisted in this Green Belt location 4. The site is within Flood Zone 2/3 where the NPPF confirms that no unnecessary development should take place. This extension is not considered necessary. 5. As the original p.p. for conversion of this barn was on the basis of special circumstances the applicant would need to provide details of further special circumstances to justify any extension to the building

W 14 / 1011 Eastfield Manor, Old Warwick Road, Rowington – Proposed stable building alongside existing menage
Rowington Parish raises no objections in principle but makes the following comments:

1. Details of access to the stable building from the highway is not clear. Is a new highway access to be created ?
2. The proposed area of hardstanding appears to be larger than that granted permission under W11/1153 which is an element of some concern, taking into consideration the prevailing problems experienced with highway flooding issues along this section of the B4439.

57.c Other Planning/Enforcement matters

The Stables, The Cumsey – Submission papers now received from WDC for consideration following request from RPC for details of “ fresh evidence” submitted resulting in withdrawal of WDC’s objections. Further request for specific details submitted to Rajinder Lali following unsatisfactory response received 11 June 2014. Resolved that Clerk would submit a draft letter to WDC Monitoring Officer stating that the responses received from WDC Planning to date were not satisfactory.

The Stables, The Cumsey. New investigation opened by WDC relating to the shipping container located to the rear of The Stables. Email received from WDC Enforcement 11.08.2014 confirming that the positioning of a shipping container at the site was acceptable under PD rights. Clerk to investigate the rules regarding shipping containers and their proximity to residential boundaries and report further.

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. (For information) Hearing Date Thursday 28 August 2014 . Town Hall Leamington Spa. Clerk and Vice Chairman to attend.

58. PARISH DESIGN STATEMENT

Update by Steering Group – Cllr. North. Following communication with Alan Mayes WDC Conservation Officer a further meeting of the Steering Group to be arranged to discuss further details

59. LOCALITIES FORUM

59.a Warwick Rural West Community Forum. Next Meeting : 25 September 2014. Committee Room 2, Shire Hall. Cllr. Mrs Weir and Cllr. Gaffey. 2015 Meeting – 29 January at Shire Hall. Noted.

60 ROWINGTON AND LOWSONFORD VILLAGE HALLS

60.a Reports (if any) . None received

61 HIGHWAYS, FOOTPATHS AND TRANSPORT

- The following matters were reported:
- Sign/chevrons at Cumsey Bend outside Lavender Lodge to be removed following accident damage some months ago
- Lying water outside Penwood, Lapworth Street
- Large pothole opp. Rose Hill House, Lowsonford
- General potholes noted in Lapworth Street and Finwood Road
Above items to be referred to WCC Highways by Clerk

62 PLAYING FIELD

62.a Playing Field Inspection Reports (Mr R Morton / Cllr. Gaffey (20 July) Cllr. Mrs Hobday (03 August) Cllr. Mrs Weir (17 August) Problems with graffiti experienced during July – majority removed by Clerk.

62.b Quotations for new play equipment to be considered. Clerk had circulated information to Councillors via email regarding a meeting held with one of the play equipment suppliers, Proludic. They suggested a new option for

consideration – removal of the old metal parallel and money bays (3 items) and installation of new items on the existing play surface. This would have the benefit of utilising the existing surfacing, a cost reduction, and provide an overall refurbishment of the equipment at a lower cost than the original idea of one additional large piece of equipment which would be more expensive and would involve new surfacing. Following discussion it was resolved that the Proludic Option 2 quotation would be accepted in principle, pending a successful funding application to the WDC Rural Initiatives Scheme. Clerk to progress the funding application.

62.c Kissing gate now installed to rear entrance of playing field. Noted

63 MEETINGS, TRAINING DAYS ATTENDED / FORTHCOMING

- 63.a Sat 19 July Being a Good Councillor and Clerk. (Aimed at new Councillors and Clerks) Binley Woods Village Hall 10 am to 4.00 pm. Suggest new members attend. **Report by Cllr. Bull and Cllr. Mrs Bull. Deferred until September meeting.**
- 63.b 14 July WCC Open Discussion Event for Parish Councils – Dunchurch Village Hall. Cllr. Gaffey Reported that the event had been interesting and quite well attended. Discussions had covered the matter of devolving services to parish councils, such as the old Lengthmans Scheme which had operated in the past. Questions still remain regarding the ongoing costs which could be incurred by PC's should they take on responsibilities traditionally undertaken by WCC.
- 63.c 05 Sept 2014 CPRE Annual General Meeting. The Lord Leycester Hospital, High Street, Warwick. 6.00pm followed by light refreshments. Guest Speaker - The Right Honourable Mrs Caroline Spelman MP
- 63.d 17 Sept 2014 WALC Annual General Meeting. Leamington Town Hall at 7.30 pm. Speaker – Phil Evans Head of Localities and Community Safety. Communications between WCC and Town/Parish Councils and how they can work together in the future.
- 63e 18 September WALC Briefing. Pension Requirements for Parish & Town Councils. **Vice Chairman and Clerk to attend**

64 CORRESPONDENCE

64.a Circulation Envelope:
 CSW Superfast Broadband Project Update August 2014; CSW Sport Run information; Community Forum Area Survey Results; WALC Newsletter 112; WALC Up2Date July 2014; Leamington Spa Art Gallery & Museum Exhibitions and Events Sept – Nov 2014; WDC Standards Committee Meeting 21 July 2014 Agenda; CPRE Countryside Voice Summer 2014; CPRE Fieldwork Summer 2014; CPRE Annual Review; Press Information from The Flight Path Protection Team at Birmingham Airport; WDC Council Meeting Agenda 13 August 2014 + Minutes of 25 June 2014.

65 FINANCE

65.a Paid during the month:

Clerk Salary & Allowance	£813.39
Richard Morton (P. Field)	£120.00
Steve's Mowing (P.Field Inv. 2901)	£151.71
Centrewire (Kissing Gate P. Field)	£376.80

65.b To be paid

Clerk – Print cartridges	£ 46.63
Clerk – Norton Internet Security Renewal	£ 19.99
Steve's Mowing (P.Field Inv. 2958)	£269.18

65.c Received:

Bank of Ireland Interest (July 2014)	£ 2.88
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Resolved that the above items of finance be approved [NC/JH]

65.d Items for consideration/information

None at issue of agenda

66. ITEMS FOR FUTURE AGENDAS

1. Discussion to take place regarding Councillor absence from meetings following discussion between Clerk and WDC Monitoring and Committee Services. **(Confidential Item) Deferred until September Meeting**

2. Consideration of methods of communication to parishioners. Cllr. Gaffey to provide update on discussion with existing community website. **Deferred until September Meeting**
3. WRCC Housing Needs Survey letter for distribution and delivery at September PC meeting

There being no further business the meeting closed at 9.10pm

NEXT MEETING

11 September 2014 at Lowsonford Village Hall

Signed.....
Chairman

Date.....

