**ROWINGTON PARISH COUNCIL**

**MINUTES OF PARISH COUNCIL MEETING HELD AT**

**ROWINGTON VILLAGE HALL ON THURSDAY 09 JULY 2015**

P.Cllr. J Gaffey (In the Chair)

P.Cllr. Mrs N Clarke

P.Cllr. M North

P. Cllr. G Bull

P.Cllr. Mrs M Bull

P.Cllr. Mrs D Weir

P.Cllr. G Coombs

The Clerk

One member of the public

**40 APOLOGIES**

Apologies received from Cllr. Mrs Gallagher and Cllr. Whiting both at other meetings - duly approved

**41. CHANGES TO PUBLISHED AGENDA**

None

**42 DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO PECUNIARY INTERESTS**

Cllr. Bull declared an interest in Minute 50 being a member of Rowington Village Hall Management Committee. Cllr. Bull and Cllr. Mrs Bull declared a personal interest in Minute 46.b planning application W15/0903 the applicant being a personal friend.

**43 MINUTES OF MEETING HELD ON 14 MAY 2015**

**Resolved that the** Minutes of 11 June 2015 as previously circulated to Councillors be approved as a true record [NC/GB]

**44 QUESTIONS/OBSERVATIONS FROM MEMBERS OF THE PUBLIC (Limited to 15 minutes)**

Mrs Hobday raised the following issues with regard to the construction works taking place at Sandall House Farm

* The ground works at the site did not appear to comply with the planning application details insofar as the excavation appeared to be well in excess of that proposed.
* 35T Lorries were arriving at the site daily depositing hardcore and bricks and questions had been raised by a resident in an adjoining village as to whether this material was in fact contaminated demolition material. It was estimated that since early June some 350-400 lorries had delivered hardcore on site.
* The lorries were arriving on site from 6.30am and works continued on site on many days until 8.00pm. This was causing a great deal of noise disturbance and dust for adjoining properties. The lorries had also caused a considerable amount of damage to the local lanes and verges.
* Spoil from the excavation had been deposited along the edge of the watercourse despite the planning permission granted giving clear details of where the spoil was to be deposited elsewhere on site.
* Clerk confirmed that she had received several complaints from residents both within Lowsonford and in Shrewley.

Resolved that a letter should be sent to WDC querying the amount of works being carried on which appeared at odds with the planning permission grated. Environmental issues regarding the demolition material being deposited should also be investigated.

Cllr. Mrs Compton suggested that Mrs Hobday contact her M.P. and raise this issue with him.

**45 REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**

C. Cllr. Mrs Jose Compton provided the following report:

* On the issue of the proposed West Midlands Combined Authority, WCC were not keen at the present time on such a merger for Warwickshire but the discussions would continue.
* Many WCC Consultations were currently underway and could be viewed on the WCC website. These included:-
* Home to School Transport; Adult Social Care; Dementia Care Consultations
* It was Scam Awareness Month and Cllr. Mrs Compton urged everyone to be aware of potential scams both online and via telephone calls

**46 PLANNING MATTERS**

**46.a Considered by WDC:**

**W15/0343LB** **Rowington Hall, Old Warwick Road, Rowington** – Listed building consent for a single storey side extension, repairs to existing building and new entrance gates. **GRANTED with conditions**

**46.b To be considered by RPC**

**W15 / 0903 Land adjacent to White House Farm, Lowsonford** – Outline application for the erection of a dwelling with all matters except access reserved. **Objection.
1. Contrary to RAP1 . Although Lowsonford is listed as a Limited Infill Village under the draft Local Plan 2011-2029, the site is outside the WDLP Policies Map boundary and within the Lowsonford Conservation Area. The Parish Council are of the view that this proposal would create ribbon development within this open village setting.
2. The proposal does not meet the criteria of policies RAP4 or H2 (Affordable Housing)
3. Contrary to Green Belt Policy DAP1
4. The site forms an important part of the integrity of the village and as such the proposed development would have a harmful impact on the local character and distinctiveness of the area. The site is surrounded by Listed Buildings and the open spaces and vistas within the Conservation Area which is an integral part of this rural village within the Green Belt.**

**W15 / 0671 LB The Old Farm, Quarry Lane, Rowington** – Installation of new oak timber wall plate. **No objection**

**W15 / 0996 Sandall House Farm, Narrow Lane, Lowsonford** – Construction of extension to drive (50m).Objection
Rowington Parish Council raises the following objections:
**1. Contrary to current National and Local Planning Policy and no special circumstances or supporting evidence provided to support any deviation from current policy.
2. Paragraph 2 of the cover letter accompanying this application (under the heading "Explanation") is strongly refuted. From information held on file and copies of the original plans, the Parish Council can confirm that the horse exercise track was designed and built by a specialist contractor specifically for the use of fast racehorse exercise and training. To state that the track is "too soft and valuable for the regular passage of horses" is nonsensical. Equally, when the track was in regular daily use by the racehorses, their exercise period was followed, again every day, by a large tractor and chain harrows to ensure that the surface of the track did not compact and cause safety issues for use by horses the following day. Daily harrowing of such exercise tracks following use is normal practice.
3. Reference to application W12/0448 fails to mention that this application was retrospective following unauthorised construction of the original section of hardstanding.
4. Fields do become wet and muddy during the winter months, but this should not encourage the construction of driveways throughout the fields of the green belt. The continued development of driveways, hardstanding and storage areas at this site is now considered to be over intensification and over development, notwithstanding the potential impact all this hardstanding and development will have on the flood plain in this Flood Zone 3.**

**W/15/0469/LB | Finwood Hill Farm, Mill Lane, Rowington, Warwick, B95 5HH under**

W/15/0984/LB | Minor modification to gable end of conservatory being constructed under planning application. **No objections**

**W15 / 0958 Finwood Cottage, Mill Lane, Lowsonford** – Proposed erection of first floor decked balcony to side of existing dwelling with timber steps and canopy over. **Objections-
1. Contrary to RAP2 - all development within rural areas should contribute to a sense of local identity and be of an appropriate scale and design for its location. Government policy recognises for a more stringent approach to extensions to dwellings in rural areas given the need to protect its landscape and character. Contrary to Policy H14 Draft Local Plan 2011-2029
2. Contrary to policy DP1 (Layout and Design) and DP2 (Amenity) The site is in an elevated position and the proposed development would be readily visible from the highway and surrounding area. The proposal is at odds with the setting and character of the surrounding rural landscape and adjacent properties.
3. Inappropriate design for this rural location.**

**W15/0978 Wyken Field, High Cross Lane** – Certificate of Lawful Development for usew of existing building as a residential dwelling.
**Rowington Parish Council raise the following objections to this LDC application:
1. The applicant was refused planning permission under W09/0045 for the erection of a timber dwelling. Application 09/0045 was in fact submitted following reports that the applicant was living on the site, a situation denied by the applicant. Investigation by WDC Enforcement could not at that time confirm that anyone was in fact living on site.
2. The supporting evidence provided with the current application does not in any way negate the reasons for the refusal decision given in 2009. The applicant has only provided details of items which are likely to be necessary for the growing of vegetables i.e. water, electricity, bottled gas etc.
3. The applicant has been aware that residential occupation of the site was not acceptable under WDC Planning Policy.
4. The timber structure shown on the application photographs is not a substantial structure or capable of long term occupation. The structure appears more akin to a temporary shed/stable used for shelter and refreshment during a working day on the site.
5. The application is contrary to all current National and Local Planning Policies. Contrary to Policy RAP Local Plan 1996- 2011 and Policy H12 draft Local Plan 2011-2029
6. Insufficient evidence provided to support this application**

**46.c Other Planning/Enforcement matters**

Enforcement Item Pr2. Ardencote Manor banner/sign on C25 The Cumsey, plus potential planning breach. WDC Steve Hewitt dealing. Discussion between the owner of Ardencote and WDC Enforvement had been unsuccessful and it appeared that legal action may be the only course open to WDC.

**47. PARISH DESIGN STATEMENT**

Update on progress by Steering Group. Deferred until September meeting.

**48. PARISH WEBSITE**

48.a Update (if any) [www.rowingtonpc.org.uk](http://www.rowingtonpc.org.uk).

48.b Letter from WRCC regarding review of the Parish Plan. Resolved that this review was not likely to take place until the Parish design Statement had been finalised

**49. LOCALITIES FORUM**

49.a Warwick Rural West Community Forum. Next Meeting: 24 September 2015 – Shire Hall, Warwick (Cllr Gaffey and Cllr. Mrs Weir). Noted

**50 ROWINGTON AND LOWSONFORD VILLAGE HALLS**

50.a Reports (if any) Cllr. Bull reported that the works to the car park surface were due to commence next week.

**51. HIGHWAYS, FOOTPATHS AND TRANSPORT**

51.a WDC Flooding Reports (if any) plus details of WCC Small Scale Flood Alleviation Grant Scheme. None.

51.b Reports by Councillors on any highway issues

51.c Reports by Councillors on any footpath issues. Reports Sheets due from – Cllr.Coombs

51.d Public Footpath W35 – Response from WDC regarding waste spillage. Spillage due to problems with a septic tank/sewage system which had now been resolved.

51.e Consideration of new timber kissing gate to footpath W33. Agreement of landowner required. Following the agreement of Cllr. Coombs to the installation of a time kissing gate it was resolved that the PC would proceed with the purchase of same

**52 PLAYING FIELD**

52.a Playing Field Inspection Reports - **Cllr. Coombs (26 April) Cllr. North (21 June) Cllr. Mrs Clarke (05 July)**

52.b Wicksteed Certificate of Satisfaction to be signed for the new playing field equipment. Resolved that the Certificate could be signed.

52.c New football nets delivered and erected

**53 MEETINGS.TRAINING DAYS ATTENDED / FORTHCOMING**

None at issue of agenda

**54 CORRESPONDENCE**

54.a Note of thanks from Rowington Village Hall regarding donation towards car park refurbishments.

54.b The Pensions Regulator. Notification of Staging date for Employers. Cllr. Gaffey to investigate further.

54.c WCC Public Bus Survey. Noted

54.d WCC Small Scale Flood Alleviation Grant Scheme.Noted.

54.e WCC Fostering Care – help needed.Noted

54.f Email from Graham Leach re Code of Conduct Training for Councillors. Cllr. Mrs Weir would attend

54.g Circulation Envelope:

Leamington Spa Art Gallery & Museum Exhibitions and Events July – Oct 2015; Clerks & Councils Direct July 2015; Leamington Spa Art Gallery & Museum July Friday Focus Programme; WDC Council Meeting 24 June 2015 + Minutes of Meeting of 20 May 2015

**55 FINANCE**

**55.a. Paid during the month:**

None

**55.b To be paid**

Clerk Salary & Allowance (May) £ 828.97

Wicksteed Leisure Ltd (P. Field) £17,685.72

AMW Lawn Care Ltd (P. Field) £ 269.18

David Connolly (P.Field Insps) £ 50.00

Cardiac Science (Defibs) £ 64.74

**55.c Received:**

Bank of Ireland Interest (June 2015) £ 3.19

WDC RUCIS Grant £ 7,369.00

Rowington Action Group (P.Field) £ 72.75

The above items of finance were approved unanimously

**55.d Items for consideration/information**

**56. ITEMS FOR FUTURE AGENDAS**

None at issue of agenda

**NEXT MEETING – (Provisional) Thursday 13 August 2015 at Rowington Village Hall**

**Thursday 10 September 2015 at Lowsonford Village Hall**

Signed……………………………………………………………

 Chairman

Date……………………………………………………………….