**ROWINGTON PARISH COUNCIL**

**MINUTES OF PARISH COUNCIL MEETING HELD AT**

**LOWSONFORD VILLAGE HALL ON THURSDAY 09 FEBRUARY 2017**

P.Cllr. J. Gaffey (in the Chair)

P. Cllr. G. Coombs

P.Cllr. Mrs N Clarke

P.Cllr. Mrs D Weir

C.Cllr. Mrs J Compton

D.Cllr. Mrs S Gallagher

Clerk

Six members of Public

**128 APOLOGIES**

Apologies received and approved – Cllr. North away on holiday and D.Cllr. Whiting away on business.

**129 CHANGES TO PUBLISHED AGENDA**

Addition to this agenda were made under Minute 144.b Finance to be paid -BVT Allotments Ground Rent (26.12.15-25.12.16) £222.34 and Mr D Connolly (P.Field Insps)£ 75.00

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

No Declarations of Interest made

**131 MINUTES OF MEETING HELD ON 08 DECEMBER 2016**

Draft Minutes circulated to Councillors with this agenda for approval.  Cllr. Mrs Weir requested that mention of past flooding problems experienced by 1 Kingswood Cottages, Lapworth be recorded under Minute 121.a. Subject to this amendment the Minutes of 08 December 2016 were approved as being a true record [NC/DW]

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

Six members of the public were in attendance: Mr and Mrs R Hull to explain to Councillors the background to their planning application W17 / 0104. Mr and Mrs Johnson, Mr Dolan and Mrs Swain to place on record their objections to the planning application W17 / 0079.

**133 REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**

Cllr. Mrs Compton provided the following report:

* WCC Budget Meeting had made every effort to accommodate the proposed cuts to their budget over the forthcoming four year period.
* WCC will be employing 40 new Social Work staff .
* WCC in the top 100 for employing apprentice workers.
* No reduction in WCC road gritting for this Winter
* The Museum in Warwick Square has been refurbished and opens again on 18th February 2017 with a Café inside.

Cllr. Whiting provided the following notes in his absence:

* The Local Plan - while the letter from the Inspector made clear that changes are necessary to make the plan acceptable, this is being seen as the best possible outcome in the circumstances - his letter refers to the initially submitted draft, which we knew he thought was unsound (as we had to negotiate with him to agree to an amended version). The next step is a consultation on the changes that he is proposing - WDC will undertake this on his behalf. An approved plan by the end of H1 seems possible if all goes to plan.
* The Executive recently approved a change in the exemption period for empty properties. While exemptions will continue to be granted in certain circumstances (eg when a property is subject to probate) the blanket 30-day exemption that previously applied is to be removed. Significant amounts of officer time were being spent resolving disputes between incoming and outgoing tenants and landlords, as the current exemption 'belongs' to the property, not necessarily to any one of these individuals.
* Major works are now underway at the council's leisure centres in Warwick and Leamington Spa, and a decision will be taken shortly on the bids received from third-party operators of all of our leisure facilities. Consultation on changes and improvements to the facilities in Kenilworth is likely to begin later this year.
* Once a local plan is in place, we will be able to charge a Community Infrastructure Levy (CIL) on new developments. This is similar to, but does not replace, Section 106 funds used to pay for various forms of infrastructure. A consultation will be launched shortly, with details sent to Parish Councils (among others).
* Finance - latest projections show that the District is on course to generate a modest surplus in the current financial year. Subsequent years continue to look challenging, with the renewal of our major waste management contracts a particular cloud on the horizon. The pressures on council tax, and on our spending on services, therefore remain considerable.

**134 PLANNING MATTERS**

**134.a Considered by WDC:**

**W 16 / 2123 LB Rowington Hall, Old Warwick Road –** Retention of new roof slates to front elevation. **REFUSED**

**W 16 / 2084 Barnfield, Lye Green –** Erection of two storey extension. **REFUSED**

**W 16 / 2025 Lyttleton House, Lye Green** – Proposed Larger Home Extension under GDPO. **Prior Approval not required**

**W 16 / 2111 14 St Laurence Close, Rowington –** Porch Extension**. GRANTED**

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

**W 17 / 0104 Lyttleton House, Lye Green –** Construction of a two storey rear extension. **No objections**

Rowington Parish Council raises no material objections to this application on the basis that:

1. The proposal is both a visual improvement and an overall reduction in percentage increase when compared with the proposals already granted permission under W16/2025 Prior Approval and W16/2016 LDC under GPDO.
2. Should WDC be minded to grant planning approval, all rights under GPDO applicable to this property should be removed

**W 17 / 0079 Land adjacent Old Beams, Lapworth Street,Lowsonford** – Proposed erection of new dwelling. **Objections:**

1. The application site lies within the Green Belt and the Lowsonford Conservation Area

and forms an important part of the integrity of the village, in an elevated position, overlooking and facing the Grade II Listed Fleur de Lys Public House. The proposal would have a harmful impact upon the local character and distinctiveness of the area. The Conservation Area and setting of the listed building which should be respected.

1. The design of the proposed dwelling appears overly large for the site, out of character – being suburban in design and appearance, and the cumulative effect of the existing substantial extensions to Old Beams and the proposed dwelling could give the area the appearance of over-developed, urban ribbon development.
2. The application site lies within the Conservation Area which has an informal, loose knit character and appearance, with a sense of spaciousness and dispersed pattern of development including large gardens and fields. The introduction of a new dwelling into the centre of the Conservation Area would conflict with policy DAP8 of the Local Plan which requires, among other things, that development should respect the historic setting of the Conservation Area.
3. Highway safety is also a concern given that the driveway exits on to a narrow lane, close to a bend. Increased traffic associated with this proposal is considered to be a matter for WCC Highway Consultation.
4. Overall it is considered that the proposal would be inappropriate development and harmful to the openness and purposes of the Green Belt (contrary to Paragraph 88 of the NPPF); harmful to the heritage significance of the Conservation Area and harmful to the character, appearance and integrity of the area generally.

**W 17 / 0163 Carps Pool, Five Ways Road** – Proposed use of outbuilding for ancillary residential accommodation. **No objections**

**W 16 / 2250 Mop Meadow Farm, Lowsonford** – Proposed agricultural unit and machinery/ maintenance/tool store unit. Deadline for response could not be extended by WDC until this meeting. Following consultation with Councillors a response of “no objection” was submitted by the Clerk. Formal approval required at this meeting. Resolved that the response submitted to WDC By the Clerk be formally approved [NC/GC]

**134.c Other Planning/Enforcement Matters**

**W 16 / 0838 Old Posthouse, Rowington Green** – Erection of one detached dwelling house. Appeal APP/T3725/W/16/3158487. **Appeal Allowed**

**W 15 / 1561 Wyken Field, High Cross Lane** – LDC Application for use of existing building on site as a single dwelling house. Appeal APP/T3725/W/15/3147317. **Appeal Allowed and Certificate of Lawful Use or Development issued.**

**135. PARISH DESIGN STATEMENT**

Update by Steering Group on progress. (Cllrs. North, Gaffey and Mrs Clarke). Draft document submitted to WDC 19 September 2016 for consideration. Clerk had made contact with WDC during the last week regarding the draft PDS but WDC confirmed that they had not had an opportunity to look at the draft document and requested a further copy. Clerk submitted a further copy via email.

**136. PARISH WEBSITE**

136.a Update (if any) [www.rowingtonpc.org.uk](http://www.rowingtonpc.org.uk). None

**137. LOCALITIES FORUM**

137.a Warwick Rural West Community Forum. (**Cllr Gaffey and Cllr. Mrs Weir). Report on Meeting of** 26th Jan

2017. Cllr. Gaffey and Cllr. Mrs Weir not in attendance. Briefing notes and presentation slides from meeting circulated to Councillors via email. This was the last Community Forum meeting and details of what may replace the forum are awaited.

**138. ROWINGTON AND LOWSONFORD VILLAGE HALLS**

138.a Reports (if any) None

**139. HIGHWAYS, FOOTPATHS AND TRANSPORT**

139.a WDC Flooding Reports (if any) . None

139.b Reports by Councillors and/or residents on any highway issues. Request by Cllr. Coombs for improvements to the layby adjacent to Lowsonford canal entrance in New Road, Clerk to contact WCC with request for inspection. General request for cleaning of highway signs.

139.c Reports by Councillors on any footpath issues. Cllr. Mrs Clarke reported on the poor state of the stile at the end of Pinley Abbey drive on footpath W41 leading towards Little Manor Farm. Clerk to investigate cost of new kissing gate.

**140. PLAYING FIELD**

140.a Playing Field Inspection Reports - **Cllr. Mrs Weir (11 Dec) Cllr. Gaffey (25 Dec) Cllr. Coombs (08 Jan) Cllr.**

**North (22 Jan) Cllr. Mrs Clarke (05 Feb)**

**N.B**. Please submit inspection report to the Clerk as soon as the relevant inspection has been carried out.

No inspection report for week commencing 08 January. Leaves and branches lying on field.

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

141.a 04 Mar 17 WALC Annual Briefing Day. Shire Hall, Warwick . Focus on Community Engagement. Noted

141.b 17 Feb 17 Chair of WDC, Cllr. Mrs Jane Knight – Chair’s Charity Quiz. 7.30 – 10.30 pm Alderson House,

23 High Street, Warwick. Noted

141.c 14 Feb 17 WCC and WALC. Dementia Awareness Sessions. Whitnash Community Hall. 3.30 – 6.00pm

or 6.30-9.30pm. Noted

**142. CORRESPONDENCE**

142.a 11 Jan 2017 WALC Details of Warwickshire Fire & Rescue Consultation. Circulated to Councillors. Noted

142.b 16 Jan 2017 WDC CIL Consultation 16 January to 20 February 2017. Details circulated to Councillors via

Email. Noted

142.c 23 Jan 2017 WALC Two new Legal Topic Notes – Unfair Contracts LTN 36 and Occupiers Liability LTN42

(Copies in Circ File) Noted

142.d 25 Jan 2017 CPRE Request for Members’ Help – Please Help to Save the Green Belt (Details in Circ File).

Noted

142.e 04 Jan 2017 Email from Tracy Darke WDC regarding Planning Site Notices – for consideration. As WDC will no longer be putting up Planning Site Notices it was resolved that RPC would provide Site Notices and place on the parish noticeboards and on the Parish Council website.

142.f Circulation Envelope:

Royal Pump Rooms Art Gallery & Museum Events and Exhibitions Spring 2017; WCC Public Health- details of free NHS Health Check; Warwick District Music Promoters Forum – Music to your Ears Jan 2017 – Mid May 2017; WDC Half Term Activity Programme Sat 18 – Sun 26 Feb 2017; WDC Council Meeting 25 Jan 2017 Agenda + Minutes of 16 November 2016; Clerks & Councils Direct Jan 2017.

**143. RPC EMPLOYMENT**

143.a Letter of 09 January 2017 to Chairman giving appropriate notice of Clerk’s intention to retire on Monday 03 April 2017. Copies sent to all Councillors for information.

**144. FINANCE**

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

None

**144.b To be paid**

Clerk Salary & Allowance (Jan & Feb) £1581.99

Mr D Connolly (P.Field Insps) £ 50.00

Heart of England Way (Subs) £ 10.00

Rowington Village Hall (Hall Hire) £ 120.00

Lowsonford Village Hall (Hall Hire) £ 50.00

BVT Allots Rent (26.12.15-25.12.16) £ 222.34

Mr D Connolly (P.Field Insps) £ 75.00

144.c Received:

Bank of Ireland Interest (Dec) £ 2.76

Bank of Ireland Interest (Jan) £ 2.96

Resolved that the above matters of finance be approved [NC/GC]

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

(i) New Clerk and RFO required – no applications for vacancy to date. Further advertisements to be placed in Warwick Courier, WM Jobs website and if possible, on adjacent parish council websites etc.

(ii) New Parish Councillors required. Chairman reiterated his request for Councillors to make every effort to recruit new members.

**145. ITEMS FOR FUTURE AGENDAS**

None at issue of agenda

There being no further business the meeting closed at 8.55pm

**NEXT MEETING**

**Thursday 09 March 2017 at Rowington Village Hall**

Signed………………………………………………

Chairman

Date…………………………………………………