

**MINUTES OF THE PARISH COUNCIL MEETING  
HELD AT WILMCOTE VILLAGE HALL ON  
WEDNESDAY 21<sup>st</sup> January 2015 - NO. 72**

**1. Present:** Cllr. Ray, Chairman, Cllr. Ledger, Cllr. Roberts, Cllr. Mander, Cllr. K. McMillan, Cllr. A. McMillan, two members of the public and one member of the press.

**2. Apologies:**

Cllr. Clarke, County Cllr. Horner, District Cllr. Sir William Lawrence.

**3. Written requests for dispensations for Disclosable Pecuniary Interests where that interest is not already in the register of members' interests.**

No requests were received.

**4. Declarations of dispensations granted for Disclosable Pecuniary Interests already in the register of Members Interests:**

Cllr. Ray – Pecuniary interest in land identified in the NDP

Cllr. Ledger – Pecuniary interest in land identified in the NDP

Cllr. Roberts – Pecuniary interest in land identified in the NDP.

Cllr. Mander – Pecuniary interest in possible development of land identified in the NDP.

Cllr. K. McMillan – Potential pecuniary interest in possible development of land identified in the NDP.

Cllr. A. McMillan – Potential pecuniary interest in possible development of land identified in the NDP

**5. Phase 2 Planning & Development Ltd**

Kevin Coleman, Phase 2 Planning and Development Ltd, had some time ago requested an opportunity to present some proposals to the Parish Council/Neighbourhood Plan Steering Group regarding a plot of land in Station Road, Wilmcote. On his behalf David Currie from One Property Group and Jessica Topham from Spring provided an informative presentation to introduce their proposals.

Councillors had the opportunity to ask questions, some of which could not be answered as, at this stage, the proposals are in draft form and items such as a topographical survey, drainage survey, landscape impact study and various other surveys and studies have still to be carried out.

The Chairman thanked Mr Currie and Ms. Topham for their useful presentation. They then left the meeting as did the two members of the public.

**6. Minutes of the ordinary Parish Council meeting held on 26<sup>th</sup> November 2014 and Special Parish Council meetings on 9<sup>th</sup> December 2014 and 7<sup>th</sup> January 2015:**

All three sets of minutes were approved by all members and signed by the Chairman.

Cllr. Roberts queried the wording in agenda item 7 of the November minutes relating to the SDC Call for Sites information reported by the District Cllr.. The Clerk double checked her notes and confirmed that the wording used was as reported. She will, however, confirm this with District Cllr. Lawrence.

**7. Public Participation:**

There were no members of the public present at this stage.

**8. District & County Cllr. reports for information only.  
(Unless known in advance items raised for a decision will appear on the next agenda.)**

County Cllr. Horner had provided his January report and this is attached on page 9.

District Cllr. Sir William Lawrence had sent the following report through the Clerk:

The Inspector is continuing to hold hearing sessions in relation the Draft core Strategy.

Pathlow Traveller Site: WCC are still looking after it and it is understood that SDC will be asking them to take it on permanently. A District Cllr. had contacted Cllr. Lawrence to enquire whether he would consider further plots on this site. Cllr. Lawrence responded that he would not be agreeable

and he was almost certain the Parish Council would not either.

Whilst on the subject, the Clerk informed the Council that Mr. Fury from Dunroaming had telephoned this evening to enquire whether the Parish Council would look favourably on an application for Condition One to be removed from the permission granted for Planning Application No. 13/02697/VARY to make it a permanent site for Mr. Fury and his family only. Mr. Fury believes there is a high risk of SDC asking him to agree to four more pitches on his site.

Cllrs. were of the opinion that whilst there is a great deal of uncertainty as to what plans SDC have in place for traveller pitches the above request could not be considered. However, the Parish Council would not be agreeable to any further Traveller pitches being created in Pathlow.

Cllr. Lawrence had requested an update on current planning status for The Stables, Featherbed Lane and was advised that the owner has engaged Stansgate Planning to prepare and submit a fresh planning application to regularise activities on the site which fall outside the current lawful uses following a recent failed Lawful Development. An extended period of time has been given for traffic reports to be made with the planning application being submitted by the end of January 2015.

## **9. Neighbourhood Plan:**

Prior to the meeting Cllr. Ray had circulated suggestions for briefing notes for the open meeting on 1<sup>st</sup> February which is primarily to assist residents with any queries they may have about completing the questionnaire.

It was agreed that maps would be available showing the current parish boundary and that of the boundary after the May elections, the settlement of Wilmcote and the Green Belt plus a copy of the NPPF. Briefing notes to include definitions of infill sites, affordable and social housing and the Community Infrastructure Levy. Cllr. Ray will contact Simon Purfield and Matthew Neal to request clear definitions of the foregoing.

## **10. Planning Matters – update on current planning applications and consideration of new applications:**

Willowdene: The owner has applied for a new licence but not provided all the necessary information – Mr. Stead, SDC, is pursuing the matter.

Planning Application No. 14/02700/FUL Stratford Armouries Ltd Hawkswood Farm, Gospel Oak Lane, Pathlow: Removal of condition 12 of permission 06/03202/FUL to allow the continued siting of the building for use as a holiday chalet. Notification as adjoining Parish Council. Permission granted.

Planning Application No. 14/02712/VARY Stratford Armouries Ltd, Hawkswood Farm, Gospel Oak Lane, Pathlow: Variation of condition Nos. 3 and 5 of planning permission 13/02711/FUL to (1) allow approved holiday lets to be utilised as dwellings (Use Class C3) and (2) secondary vehicular access to be utilised to serve dwellings. Notification as adjoining Parish Council received after the agenda was circulated. Permission refused.

Planning Application No. 14/02760/FUL The Manor House, Billesley Road: Construction of single storey swimming pool with changing rooms and plan room. Internal alterations creating first floor link from main house. Permission granted.

Planning Application No. 14/03036/OUT 2 Glebe Estate: Construction of a detached dwelling with car parking (outline application with all matters reserved). Outline permission permitted.

Planning Application No. 14/03292/LBC The Great Barn, Palmers Farmhouse: Structural repairs to brick arches and piers. Structural repairs to stabilise roof. Listed Building consent approved.

Planning Application No. 14/03130/LDP Pathlow Farm House, Featherbed Lane, Pathlow: Demolition of outbuildings and erection of one extension. Demolition and replacement of conservatory on the same footprint. Application withdrawn.

The following planning application was then considered:

14/03498/FUL 24 Marsh Road, Wilmcote: Proposed double garage.

Cllr. Roberts proposed the following response be made:

This application involves building a large double garage in the front of garden of 24 Marsh Road. The 4/5 bedroom dwelling is now in an

advanced stage of construction and Wilmcote Parish Council considers that the house is too large for the rather narrow plot, is overbearing with the projecting front gable dominating the streetscene and the adjacent houses. There is a sense of overcrowding and in hindsight it is considered this site would have been more suitable for a smaller more conventional property.

Furthermore, should the application for a large double garage in the front garden be granted the development would not be in accordance with the National Planning Policy Framework in particular paragraphs 58 and 59:

Paragraph 58 of the National Planning Policy Framework states that Planning policies should consider using design codes aim to ensure that developments “are visually attractive as a result of good architecture and appropriate landscaping.”

Paragraph 59 of the National Planning Policy Framework states that “Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally”.

Thus although the current situation is not satisfactory it would be made even worse if a large double garage were to be built in the relative narrow front garden of 24 Marsh Road. The development would become even “more crowded” with the large garage taking up a significant part of the front garden allowing little landscaping. The site could then be reasonably described as “dense suburban” which would not be appropriate for a rural village in the Green Belt. The house and garage could also be described as having an adverse effect upon the openness of the Green Belt.

It is therefore recommended that the application for a large double garage in the front garden of 24 Marsh Road is refused.

Cllr. K.McMillan seconded this proposal and all were in agreement.

## **11. Progress reports – for information only and are items not on the agenda:**

Bovis Triangle – The goal posts have been delivered to SDC and they have asked where we would like them sited. It was agreed that they should be at the gallops end and Swans Close end in order to keep footballs away from the houses and the play area.

Street Light at Mary Arden's House: This is due for delivery to E.on in the next couple of weeks and they will then advise the Clerk when they propose siting it at Mary Arden's House.

Western Power Distribution: The refund of £858.63 has now been received by Wilmcote Parish Council.

Church Road drainage: No progress has been made on this issue and the Clerk has now contacted Karen Dixon, Environmental Health, SDC who has agreed to pursue the matter.

## **12. Correspondence received:**

- Ron Ball: Warwickshire PCC weekly update: 09 January 2015.
- Local Government pay consultation. Confirmation of agreement reached on 2014-2015 National Salary Awards.
- WALC advisory: Elections Timetable 2015 and Open and Accountable Guidance, Dealing with the Media and Managing Filming in meetings.

The following correspondence was received after the agenda was circulated:

- County Cllr. Horner advice that County may reinstate the small highway safety scheme budgets next year.
- WALC advisory. John Crossling has been appointed as the new County Officer commencing 23<sup>rd</sup> February to allow a hand over period up to the end of March when Alison Hodge retires.

## **13. Willow Wood Play Area:**

The new gates were installed during the week beginning 1<sup>st</sup> December 2014. Cllr. A. McMillan reported that the bolt holding the amenity gate shut appears to be fitted incorrectly. The Clerk will look into this and if necessary get in touch the Contractors.

The damaged fencing has been replaced and some minor issues raised in the last inspection report remedied. The spoil left by the fencing contractors has also been removed.

Cllr. K. McMillan expressed concern that the fencing fitted is smaller gauge than originally agreed and will speak to the contractor about it.

**14. Website protocol:**

Deferred to the next meeting.

**15. Precept:**

Cllr. Ray proposed that our Precept requirement for 2015/16 should be £25,075.00. Cllr. Roberts seconded this proposal and all were in full agreement.

Confirmation has been received from SDC that a Council Tax Reduction Grant will be paid to Town and Parish Councils along with the Precept payment. The grant figure for Wilmcote Parish Council is £1,170.00, making the actual Precept submission £23,905.00.

It was also agreed that the ring fenced reserves would be as follows:

Footway Lighting £2000.00  
Neighbourhood Plan £2000.00 (it is anticipated that a grant will be obtained to cover further expenses incurred)  
Consultant fees £2000.00  
Election costs £1000.00

**16. WCC Consultation on Budget Cuts to Parish and town Councils and Third Sector:**

It will be necessary for Cllrs. to refer to the consultation papers online and advise the Clerk if they wish to make any comments.

**17. Payment of outstanding invoices:**

Mrs. E. Butterworth (non consolidated salary payment for December)	40.53 (100466)
Mrs. E. Butterworth (expenses Sept- January)	118.77 (100467)

## **19. Councillors' reports and items for the agenda for the next meeting:**

The bend sign in Church Road is becoming obliterated by a tree, thought to be in the garden of 29A. Cllr. Mander agreed to have a word with the owner.

Cllr. Mander raised concerns that water is still flowing from the driveway to Primrose Cottage in Station Road. The Clerk advised that she had already reported this again to the Highways Dept..

Cllr. Roberts mentioned the recent accident on The Ridgeway when a coach skidded on ice and ended up in the hedge because the road is not gritted. This matter had been raised at the Aston Cantlow Parish Council meeting the week before and County Cllr. Horner recommended that all schools with pupils who travel on that route should write to the County Council requesting that the road is added to the gritting routes. The Clerk had passed that recommendation on to Johnsons Coaches suggesting that they inform the schools accordingly.

Items for the next agenda: Website Protocol, Neighbourhood Plan update.

## **20. Date of next meeting:**

25<sup>th</sup> March 2015. Annual Parish meeting followed by ordinary Parish Council meeting.

No further business – Chairman closed the meeting at 9.30 p.m.



## County Councillor's Report – January 2015

Budget discussions are currently being held amongst the various political groups in the Council over points of detail. It is expected that the planned increase of 2% in council tax will go ahead and the programme to deliver £92 million in savings will remain on track. As the second year beckons the detailed decisions on savings are becoming increasingly hard to make.

In view of the problems with hospital admissions WCC social care staff are working closely with health colleagues to avoid delays for people leaving hospital and to ensure they receive the care they need following discharge so they can be safely supported at home and so freeing beds in hospitals.

Residents are being encouraged to recycle small Waste electrical and electronic products (WEEE) at Household Waste and Recycling Centres and, in doing so, stand the chance to win a brand new iPad courtesy of sponsors DHL EnviroSolutions. The UK produces around 1 million tonnes of electrical waste and only 30% is recycled. The initiative is intended to increase this percentage.

A new Lengthsman pilot will begin operating in some Parishes within the Rugby Borough. The Lengthsman Scheme is a local arrangement with these parishes to support them doing more in their local area. The jobs taken over could be; grass and verge cutting, footpath clearance, hedge, fence and grass cutting management, drainage and localised flood prevention and reporting road defects.

WCC's approach to joining up education and health services for pre-schoolers has been held up as best practice in a national report launched by the Early Intervention Foundation. It is entitled 'Getting it right for families'.

Warwickshire's work to help disadvantaged families turn their lives around has made the county a top-performing local authority in the region and funding is now available from Government for a second phase roll out. Approaching 700 families have been helped in the county so far.

Warwickshire's Trading Standards Service has seized a number of fake and dangerous 'Frozen' dolls, before they reached the shops. Trading Standards Officers, working alongside the UK Border Force, identified the suspect Chinese imports of 'Frozen' dolls.

WCC Public Health says that remembering what we eat every day can be hard, and that keeping a food diary of everything we consume can help make us realise the quantities we are eating and drinking. Often when people keep a diary they naturally start to consume less.

For information only:

The following payments were made between meetings:

HMRC (PAYE)	294.00 (100461)
E.on (maintenance)	137.44 (100462)
Wilmcote Village Hall	77.00 (100463)
Information Commissioner	35.00 (100464)
Colemans Office Supplies	29.86 (100465)

WILLOW WOOD PLAY AREA

Playground Supplies Ltd.	114.00(100036)
H. S. Jackson	2257.76(100037)
Mrs. E. Butterworth (padlock)	21.99(100038)
H. S. Jackson	888.00(100039)
Playground Supplies Ltd.	72.00(100040)
SDC (Lease)	100.00(100041)
D. Woodman (equipment repair)	62.00(100042)