**MINUTES OF THE SPECIAL PARISH COUNCIL MEETING HELD AT WILMCOTE VILLAGE HALL ON WEDNESDAY 16TH DECEMBER 2015. NO. 79.**

**1.** **Present**: Cllr. Ray, Chairman, Cllr. Lowis, Cllr. McMillan, Cllr. Stewart, Cllr. Shilvock and four members of the public.

**2.** **Apologies**: There were no apologies

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

Cllr. Ray – Pecuniary interest in land identified in the Parish Plan

Cllr. McMillan - Potential pecuniary interest in possible development of land identified in the Parish Plan.

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

No requests were received.

**5. The following planning applications were considered:**

*Application No. 15/04192/OUT Arden View, The Orchard,*

*Wilmcote*: Outline application (all matters reserved except for

access) for the erection of up to 4 residential dwellings and

associated work including demolition of part of single storey

garage forming part of Arden View (no.2 The Orchard).

Considerable discussion took place and various concerns were expressed by Councillors including whether this could be classed as limited infill or is it backland development, harm to wildlife as no ecological report is available, no details available of a flood risk assessment having been carried out, access from Station Road and possible impact on Mary Ardens House. Mr. Whitfield did advise that the current access is 5m wide.

A draft report had been requested and received by the Parish Council from our planning consultant, David Holmes Planning Ltd. It was felt by Cllrs. that some of the above items had not been catered for in this draft report.

Cllr. Ray proposed that the Parish Council should object to this outline planning application based mainly on the uncertainty that it can be classed as limited infill and whether it would cause a risk of harm to the openness of the Green Belt. Cllr. Ray also proposed that Councillors’ should provide details of their other concerns so that they can be forwarded to Mr. Holmes and, where relevant, can be included in a final report for submission to the District Council.

With a show of hands all Councillors were in agreement with the Chairman’s proposals.

*Application No. 15/03733/FUL Lime House, Church Road,*

*Wilmcote:* Redevelopment of existing dwelling to increase the first floor area and re-planning of ground floor area. Re-consultation on proposed revisions.

Councillors had considered the revisions to this application prior to the

meeting and on a majority vote by a show of hands it was proposed that the application be granted. There were however reservations about a proposed staggered row of trees to be planted behind the current hedge as it is considered that this would be overbearing.

Cllrs. Shilvock, Stewart and Lowis voted to grant and Cllrs. McMillan and Ray voted to refuse considering the proposals to be disproportionate and not in keeping with the surrounding historic buildings.

*Application No. 15/04107/FUL 1 Swanfold, Wilmcote:* Front Porch.

Cllr. Ray proposed that this application be granted as a new porch would not have an adverse impact on the surroundings. With a show of hands all Cllrs. were in agreement with this proposal.

*Application No. 15/03705/FUL Units 4 & 5 Pathlow Farm,* *Featherbed Lane, Pathlow:* Amendment – the hours of opening are proposed to be extended from those conditioned in application No. 13/01938/VARY.

Having re-visited this application Councillors agreed, with a show of hands, that if the opening hours were to be in line with those of Unit 1, 09.00 to 15.00 hours, the visibility was to be improved towards the A3400 on the right hand side by re-siting of the hedge, and a condition imposed that at no time would any vehicles visiting the units be allowed to park on the verge or roadside of Featherbed Lane they would agree to the application being granted.

*Application No. 15/03895/FUL Little Longfields, 133 Aston Cantlow Road,* *Wilmcote:* Proposed extensions and alterations to include: two storey gable extension for front of property, single storey rear and side extension and construction of chimney on side elevation.

Cllr. Shilvock had previously declared a non-pecuniary interest in this application.

After the agenda had been circulated a request was received from the Case Officer for the Parish Council to re-consider our recommendation of refusal. The Case Officer also provided volume calculations advising that the proposed, plus all previous extensions, would result in an increase of approximately 60% volume of the original house as it stood in 1975.

A vote taken with a show of hands confirmed that the Parish Council remains of the opinion that the proposals to this property are disproportionate additions over and above the size of the original property and our original response of refusal still stands.

**5. Willow Wood Play Area: To consider advice obtained as a result of the annual inspection and to determine appropriate action.**

Cllr. McMillan had spoken with the annual inspector, Ian Smith, who advised that on the day he carried out the inspection of the swing bay he did not consider it to be unsafe. He considers the cracks in the timber to be normal and not unsafe, the only danger being if they are finger traps and any such areas should be filled.

Regarding the movement in the centre post he recommends that the ground around it should be excavated to ascertain whether the post is rotting and, if that is the case, the post should be replaced. If it is not rotting the area around it should be back filled with concrete.

The Clerk was asked to contact Gary Compton with a request that he investigates the condition of the post in the ground and takes the necessary steps to alleviate the problem. When this is being carried out the swing bay must be roped off and signs put in place indicating that the equipment must not be used.

Some time ago the condition of the roundabout platform was raised and a quotation for replacement was obtained but this was not actioned. The Clerk was asked to contact Playground Supplies to accept the quotation and request the work to be carried out as soon as possible.

The Bug rocker footrests are raised regularly as this item was provided by the suppliers prior to a change in British Standards and they are not considered to be a risk. The Clerk was asked to check with Playground Supplies to see if they can fit footrests that do comply with the current standards.

Arrangements for the cracks in the timbers considered to be finger traps to be filled have already been made with Gary Compton.

Cllr. Ray would like to see all tasks raised in any inspection reports dealt with as soon as possible and the Clerk was asked to deal with these as and when necessary without the need to consult Councillors for prior discussion. A monitoring report to be provided to Cllrs. prior to each meeting.

There was no further business to discuss and the Chairman closed the meeting at 9.20 p.m.