

## BUBBENHALL PARISH COUNCIL

### Minutes of the Bubbenhall Parish Council Meeting, Tuesday 22<sup>nd</sup> January 2013 in the Village Hall

**Present:** Cllr Joanne Shattock (Chair) Cllr Hammon  
Cllr Win Nwachukwu Rose Woodforth (Clerk)  
Cllr Sam Baker  
Cllr Mark Symes Members of Public: 2

1. **Apologies** were received from Cllrs Haynes, Harrison, Doody and Pratt.
2. **Declarations of interest** None
3. **Minutes of the previous meeting on 11<sup>th</sup> December 2012** were agreed and signed by the Chair.
4. **Matters arising**
  - 4.1 At the last meeting Councillors agreed the type of bin which fits on a lamppost would be the most suitable, located in the middle of the passageway from Coopers Walk to the Main Road. However this lamppost is a "raise and lower" type which means it is not suitable for a bin. Clerk to look into concreting a bin into the ground near the lamppost.
  - 4.2 The water running on to Stoneleigh Road has been rectified by Highways. The landowner had diverted a drainage pipe onto the verge which was running onto the road.
5. **Vacancy on Parish Council**

The notice of the vacancy has been displayed on notice boards, an election has not been requested therefore the Parish Council is free to co-opt a new member. It is hoped that a new Councillor can be co-opted at the next meeting in March.
6. **Housing**

Stephen Hay, Senior Planner for WDC Policy, Projects & Conservation presented to the Council his profiling work on villages, looking into the evidence behind categorising and creating village profiles.

Currently WDC need to create 12,000 new homes by 2026, of these, 830 units have been allocated for 25 villages.

The Local Plan states:

*The Council's preferred option is that proposals for housing development and conversions to dwellings will normally be permitted on previously developed land in the following areas, subject to the proposals having no serious impact upon the amenity and environment of their surroundings:*

- *Within the built up areas of the following Category 3 villages, subject to the need to protect the character and scale of the village: Ashow, Baddesley Clinton, Baginton, **Bubbenhall**, Eathorpe, Hampton on the Hill, Offchurch, Stoneleigh.*

Stephen showed the Council a map of the village with four suggested areas for development (i.e. fields landowners are willing to sell). All the areas shown were green field sites with one located in the conservation area.

Stephen asked the Council whether they would support more housing in Bubbenhall. The Chair noted there was a national housing shortage, however the recent Affordable Housing exercise proved residents were not supportive of dwellings they believe not suitable for the village. Also the lack of suitable location due to existing infrastructure problems, such as drainage was a concern. The PC agreed to look at Stephen's further research when complete.

## **7. Gateway Zone**

- 7.1 The Chair reported that an informal discussion took place at a meeting of the WDC Planning Committee on 16<sup>th</sup> January concerning the Terms of Reference for the independent report that was commissioned at its meeting on 19<sup>th</sup> December. The PC has been informed that the Gateway application will go to Planning Committee again on 6<sup>th</sup> February at the earliest, or more likely 26<sup>th</sup>/27<sup>th</sup> February. Cllr Hammon stated that it has not been agreed whether or not speakers will be permitted this time; however the PC noted that WDC must therefore have the same committee members making the decision. Cllr Symes remarked there would be grounds for an appeal if there was a change to members.
- 7.2 Cllr Symes provided a brief update from the Campaign Group that suggestions for terms of reference had been sent to the planning committee. Regarding press coverage Alan Roe sent a letter to the Courier last week in response to an article from Cllr Doody before Christmas and Cllr Symes will be interviewed by the Daily Telegraph.

## **8. Finance**

- 8.1 The Clerk presented the financial report (payments and summary schedule attached). Cllrs Baker and Nwachukwu signed cheques.
- 8.2 The Parish Council has received a request from the Campaign Group against the Gateway for possible future help with the campaign. The Group are looking to fund a barrister to look into possible breaches by WDC planning officers and also looking into the possibility of a judicial review. The Parish Council unanimously agreed to donate £1000 if required to the group with the anticipation that Stoneleigh and Ashow and Baginton Parish Councils will do the same.

## **9. Precept**

The Parish Council discussed the budget for 2013-14 fully and it was agreed the precept for the next financial year should be £11,000. The Clerk will ask for £10,479 from WDC (as WDC will be providing a grant of £521 this year). The Council noted the 9% increase in the band D charge however given the Gateway crisis, felt that residents will understand. Clerk to notify WDC.

## **10. Planning**

- 10.1 W/12/1544 LB: Flat, Malt Shovel Inn, Lower End: Replace existing single-glazed steel framed windows with Oak timber windows of inset frame design with double glazed and lockable opening lights.
- 10.2 W/12/1440: The Langlands, Church Road: single storey rear extensions to provide utility.
- 10.3 W/12/1602: Dovecote, Church Road: Erection of a first floor front extension.
- 10.4 WDC/12CC035: Ryton Pools Country Park, Leamington Road: Replacement Cafe/Toilet Block.
- The Parish Council had no comments regarding the above 4 applications.
- 10.5 W/13/0030: Apartment 5, Riverside, Stoneleigh Road: Removal of conditions 5 and 6 of planning permission W/12/0911 (limitation of occupancy). The Parish Council objects to this change of use application as conversion of the garage into holiday accommodation was only granted in September and now a few months later they are requesting change of use from holiday accommodation to full residential use. The Council is concerned this will set a precedent for future conversions.

The Chair reported that the Parish Council had responded to an Issues Paper, presented by WDC as part of the current Review of the Planning Committee.

## **11. Village Website**

The Parish Council's website was first set up in 2001 designed by the then clerk Mick Jeffs, he still updates this for the Parish Council, however now there is another website set up for the Village Hall which has grown, due to significant overlap it seems to be more efficient to have the one website. Mick is happy to relinquish involvement with the website and the Village Hall Committee have agreed on their part to a joint website for the village.

The Parish Council unanimously agreed to the one joint website and also discussed ownership of the site. The PC agreed that it should continue to pay the hosting fees. Clerk to contact Mike Wareham

and Mick Jeffs to progress the redevelopment of the site and invite them to the next meeting to provide an update.

## **12. Liaison Committee**

The Chair summarised the recent Liaison meeting. The Wolston Fields application is due to go to WCC Regulatory Committee in March, there has been a slight delay due to concerns from Natural England regarding bats and hedgerows.

Smiths have confirmed that the Highways Agency do not want any further traffic using the Toll Bar roundabout and so lorries travelling from Wolston will avoid it. Smiths are in the process of drafting a legal agreement stating that lorries will not go through Ryton when travelling from Wolston to Bubbenhall (i.e. fully loaded) however they will on the return journey (when empty).

Andy Duncan, Principal Landscape Manager gave a short presentation "Wood Farm Habitat Creation". Andy presented information regarding nature conservation of the Wood Farm site since the early 1990s, including the introduction of Dormice, the relocation of Great Crested Newts and the conversion of the conveyor tunnel into a bat cave.

The Parish Council has been copied into a letter from a resident sent to WCC Highways complaining about litter on the A445. Ann Earley, site manager of FCC confirmed that lorries destined for other landfill sites use the road and that 90% of wagons coming into Weston landfill are dustcarts that are covered. Concern has also been expressed regarding bricks on the road; again Ann stated that these are not from the landfill.

Cllr Harrison to be invited to join the Liaison Committee.

### **13.1 Recreation Ground**

Cllr Baker suggested that the play bark be ordered in time for the Easter holidays this year and not in July. The Council thought this a good idea. Moles are becoming an increasing problem on the recreation ground; however Chris Goddard is flattening the hills.

### **13.2 Youth Space Project**

Cllr Haynes sent a brief report which was read in his absence: The application for a grant of £14,200 from WDC has been approved. A copy of the notification letter has also been forwarded to WREN and this now completes the application to them for a grant. The WREN awarding body will meet in February to consider the application. Once the WREN grant has been determined it is proposed to facilitate a meeting between the chosen contractors and young people from the village as a step to drawing up the final specification for the new play area.

## **14. Reports from meetings attended**

### **Village Hall meeting**

Cllr Haynes sent the following report: Cllr Baker resigned from the Committee and a vote of thanks was met with universal support.

A discussion took place on future improvement works in the Village Hall. It was decided to form a sub committee to generate ideas and report back to the main committee. The financial outlook of the Village Hall was reported as good but there are issues like increasing fuel costs that need to be monitored. There is a problem with the heating system losing pressure which is proving problematic to solve. The original installer is being contacted in order to help identify the problem and put forward a solution.

A volunteer working party has started 'tidying' up the playing fields and the car park area after the bonfire party. Work has started and progressed well but the inclement weather has prevented completion.

### **Planning Review meeting**

Cllr Harrison sent the following report from the Planning review meeting held at WDC: The Planning Advisory Service were required to carry out a peer review of the planning service and to do this they had invited members of the parish councils as members of a "group of regular customers". A very informal meeting with 18 town/parish councillors in attendance, there was no agenda made available, it was more of an information gathering exercise and to check if the current system was working efficiently.

The following points were raised for comments, there was a very limited time as the meeting was scheduled for 1 hour:

- All plans are now emailed. It was felt that this decision should have had prior consultation
- Questioned whether the plans were clear to read online and not all evidence was made available e.g. photographs showing angles, etc
- Dimensions are missing from the plans
- There should be Clarity of Practise for the planning officers. If an objection is made then it will need to go to committee which is considered expensive and they would like to cut costs by permitting planning officers to make decisions. It was felt that this would lead to dictatorship by the planners
- When an in-depth objection was made it was the planning office that made the précis of the objections to forward to the councillors, questioned whether it should be those objecting that made the précis
- Local Plan: concern expressed it was too complex. The purpose being to manage growth, however what happens is that it can become a developer's plan
- The changing of boundaries was for political reasons but could affect the Parish Design Statement. It was felt that the Neighbourhood plans would provide true evidence for decisions to be made
- It was felt that enforcement was not carried out and varied considerably.

A full report should be available on the website in the next couple of weeks. The Chair thanked Cllr Harrison for attending the meeting.

#### **15. Business from members of the public**

- 15.1 A drain is blocked on Moat Close, Clerk to report.
- 15.2 Residents have requested a grit bin to be located on Pit Hill. Clerk to look into costs and also check the gritting route.
- 15.3 Water is running from the field next to the recreation ground in front of the Village Hall car park, presumably due to a blocked ditch. Clerk has informed Highways who are contacting the landowner.
- 15.4 The Village Hall Committee has suggested increasing the donation to the PC (from £50 to £100) when the hall is hired and marquees are erected on the recreation ground. The Council thought this a good idea.

#### **16. Parish Matters (AOB)**

The Chair reported a large pot hole on Stoneleigh Road. Clerk to contact Highways.

#### **17. Correspondence not dealt with in other items**

- i) CPRE December 2012 Parish Newsletter
- ii) WALC Newsletter
- iii) WALC: Capping of Precepts 2013-14
- iv) WALC: 12.12.12 Meeting Minutes
- v) WALC: Annual Briefing seminar 2.3.13 (£39)
- vi) External Audit Requirements, Grievance and Disciplinary Policies, Responsibilities for clearance of snow
- vii) Royal Garden Party Nominations 2013 by 4th Feb (30th May)
- viii) WDC: Warwick District Planning Service Peer Review – invitation 17.1.13
- ix) WCC: Adult and Community Courses in your village. Clerk to forward to Jan Lucas

- x) WDC: views of your Councils about receiving paper copies of agendas for Council, Standards Committee and Planning Committee.
- xi) WDC: Agenda 23.1.13 and Minutes from 5.12.12
- xii) Thank you letters from Bob Cragg & Mick Jeffs

**Date of next meeting 5<sup>th</sup> March 2013**