

**Stoneleigh & Ashow Joint Parish Council**

**Minutes of the Ordinary Meeting held on Thursday 10<sup>th</sup> September 2020**  
**via Zoom (online meeting)**

**PRESENT:**

Chairman Cllr R Hancox  
 Cllr J Astle  
 Cllr A Bianco  
 Cllr D Jack  
 Cllr L Rolli  
 Cllr T Wright  
 Cllr P Redford  
 Cllr W Redford

There was 1 member of the public present from 7.15pm.

**41. Apologies**

Apologies were received and accepted from Cllr Williams.

**42. Declarations of Interest**

Cllr Rolli declared an interest in the planning application for The Granary, Dial House Farm.

**43. Minutes of the last meeting**

Minutes of the meeting of 9<sup>th</sup> July 2020 were accepted and approved.

**Standing orders were suspended at 19.05**

**44. Presentation by PCSO Ed King, Warwickshire Police** – Ed King sent his apologies as he was unable to join the meeting.

**45. Presentation by Cllr Martyn Ashford, Chairman Warwick District Council (WDC)**

Cllr Ashford thanked the Parish Council (PC) for inviting him to join the meeting and stated that he is trying to visit all the local PCs in his role as Chair of WDC. As he has previously been a Parish Councillor, he is aware of the challenges faced in parishes and will try to find answer for any questions councillors or residents may have.

**46. Public Session**

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

**Standing orders reinstated at 19.07**

**47. Finance**

**Finance Report 1<sup>st</sup> September 2020**

**Income / Expenditure**

**Balance brought forward from 30<sup>th</sup> June 2020** £47,009.50

**Payments to 31<sup>st</sup> July 2020**

301473	WALC Training (L Rolli)	£30.00
301474	H Watts – salary & expenses June 2020	£613.62
301475	H Watts – ad hoc expenses reimbursement (see below)	£978.27
301476	D Malley – payroll administration	£460.80
	Bank charges (lost cheques)	£10.00

**Balance** **£44,916.81**

**At Co-operative Bank plc, Birmingham**

38A/C 6101168500 (Current)	£19,318.55
A/C 6101168550 (Instant Access)	£5,085.77
A/C 6101168556 (14 Day Deposit)	£20,512.49

**£44,916.81**

**Cheques to be authorised**

301477	H Watts salary & expenses reimbursement (July & August)	£1,224.88
301478	WALC – consultation analysis	£48.00

- a. The finance report was reviewed and accepted.
- b. The cheques were agreed.
- c. Stoneleigh has invested in another defibrillator which is at the village hall and Councillors were asked to consider a donation for this (the overall cost is £2,700). Cllr Jack proposed that a contribution of £250 be given and this was unanimously agreed.  
A second consideration was made for the Stoneleigh & Ashow News. Cllr Bianco proposed a donation of £500 and this was unanimously agreed.  
Legally the Parish Council is still unable to give a grant to local churches.

**48. Planning****September 2020****New Planning Applications**

**Application No:** W/20/1140 & 1141LB

**Description:** Proposed erection of replacement single storey rear extension and internal alterations. This is a re-submission of application W/19/1873.

**Address:** 10 Vicarage Road, Stoneleigh, Coventry, CV8 3DH

**Applicant:** Mr and Ms Storer and Lowe

**Closing date:** 11<sup>th</sup> September 2020

**Planning Officer:** Jonathan Gentry

The Parish Council support the application

**Application No:** W/20/0952

**Description:** Application for variation of condition 4 (Permitted Development Rights) of the planning permission W/93/0924: Erection of a detached double garage and change of use of land to residential curtilage.

**Address:** The Mill House, Coventry Road, Stoneleigh, Coventry, CV8 3BZ

**Applicant:** Mrs J Fletcher

**Closing date:** 11<sup>th</sup> September 2020

**Planning Officer:** Jonathan Gentry

The Parish Council support the application

**Application No:** W/20/1212

**Description:** Erection of proposed two storey side extension and refurbishment of existing conservatory.

**Address:** Heathfield, Leicester Lane, Stoneleigh, Leamington Spa, CV32 6QZ

**Applicant:** Mr White

**Closing date:** 11<sup>th</sup> September 2020

**Planning Officer:** Thomas Fojut

The Parish Council support the application

**Application No:** W/20/1229

**Description:** Outline application with all matters reserved for the erection of a residential training centre and associated offices of up to 1,920 sq.m. floorspace and up to 20 bedrooms, with part-time use of bedrooms for hotel use (Sui Generis mix of uses), with associated landscape planting and car parking.

**Address:** Plot A, Abbey Park, Stareton Lane, Stoneleigh

**Applicant:** Dementia Carers Count

**Closing date:** 17<sup>th</sup> September 2020

**Planning Officer:** Lucy Hammond

The Parish Council support this application

**Application No:** WDC/20CM011

**Description:** Proposed Thermal Hydrolysis Plant (THP) and associated infrastructure.

**Address:** Finham Sewage Treatment Works, St Martins Road, Stoneleigh, Coventry, CV3 6SD

**Applicant:** Severn Trent Water

**Closing date:** 22<sup>nd</sup> September 2020

**Planning Officer:** Sally Panayi (WCC)

The Parish Council is neutral towards this application – but retain a concern about the potential of roadworks linked with this development

**Application No:** No: W/20/1187

**Description:** To replace and slightly extend the current UPVC doors with oak french doors with glass side panels, maintaining the ar1187ch over the current doors and all original features.

**Address:** 2 The Chantries, Chantry Heath Lane, Stoneleigh, Coventry, CV8 3DS

**Applicant:** Mr. C. Campton

**Closing date:** 25<sup>th</sup> September 2020

**Planning Officer:** Emma Booker

The Parish Council support this application

**Application No:** W/20/1313

**Description:** Proposed erection of two storey rear extension.

**Address:** 11 Hall Close, Stoneleigh, Coventry, CV8 3DG

**Applicant:** Mr S McGranagan

**Closing date:** 28<sup>th</sup> September 2020

**Planning Officer:** Jonathan Gentry

The Parish Council takes a neutral position on this application

*Cllr Rolli declared an interest in this application and removed herself from the meeting at this point.*

**Application No:** W/20/1214

**Description:** Application to separate existing dwelling into two units. Change of use of the existing garages and store to residential accommodation.

**Address:** The Granary, Dial House Farm, Ashow Road, Ashow, Kenilworth, CV8 2LD

**Applicant:** Ms. L. Rolli

**Closing date:** 28<sup>th</sup> September 2020

**Planning Officer:** Andrew Tew

The Parish Council support this application

*Cllr Rolli re-joined the meeting.*

**Application No:** W/20/0958 and 0959LB

**Description:** Application for conversion of barns to ancillary accommodation, erection of timber frame garage.

**Address:** Grove Farm House, Grove Farm Road, Ashow, Kenilworth, CV8 2LE

**Applicant:** Mr. J. Mills

**Closing date:** 29<sup>th</sup> September

**Planning Officer:** Andrew Tew

The Parish Council take a neutral position on this application

#### Progress of planning applications

**Application No:** W/20/0480

**Description:** Erection of a single storey timber orangery to replace existing flat roof extension

**Address:** Furzen Hill Farm, Coventry Road, Stoneleigh, Coventry, CV32 7UJ

**Applicant:** Mr Whitfield

**Closing date:** 27<sup>th</sup> May 2020

**Planning Officer:** Emma Booker

**Planning permission has been granted**

**Application No:** W/20/0359

**Description:** Proposed erection of 4 dormers in the north-east facing elevation and 1 dormer in the south-east facing elevation.

**Address:** Shannon House, Hill Farm, Kings Hill Lane, Stoneleigh, Coventry, CV3 6PS

**Applicant:** Not available

**Closing date:** 23<sup>rd</sup> July 2020

**Planning Officer:** Emma Booker

**Planning permission has been granted**

**Application No:** W/20/1199 LB

**Description:** Erection of a three-bay detached garage and conversion of existing garage to self-contained annex.

**Address:** Tantara Lodge, Coventry Road, Stoneleigh, Coventry, CV8 3DR

**Applicant:** Mr John Reay

**Closing date:** 28<sup>th</sup> August 2020

**Planning Officer:** Emma Booker

### Listed Building consent is not required

**Application No:** W/18/2237

**Description:** Proposed landscaping in association with the adjacent UKBIC Facility, including the construction of a gabion wall.

**Address:** Land to the north and south of the A45 (between Festival and Tollbar junctions) and land at the A45/Festival Roundabout, the A46/Tollbar Roundabout and at the junctions of the A444 with the A4114/Whitley Roundabout.

**Applicant:** Coventry and Warwickshire Development Partnership

**Closing date:** 17<sup>th</sup> January 2019

**Planning Officer:** Lucy Hammond

**The application has been granted**

**Application No:** W/20/0786 LB

**Description:** Repair and stabilise timber frame. Remove And salvage brick panels as required to access frame repairs. Cut rotten timber from main wall post and scarf joint in place a new section of oak post. Reinstall missing door header beam and new door frame post joint existing timbers to fit into new door post. Timber to be jointed using traditional joinery methods and wooden pegs except scarf joint which is to be fixed using 6x m12 stainless steel bolts as recommended by structural engineer. Replace brick panels using existing red bricks Salvaged from current infill panels. Remove current rotten door frame and replace using oak traditionally jointed frame then repair and rehang existing door. Repair as required pad stones and door threshold

**Address:** Pump Yard Cottage, 21 Birmingham Road, Stoneleigh, Coventry, CV8 3DD

**Applicant:** Mr Adam Lynch

**Closing date:** 25<sup>th</sup> June 2020

**Planning Officer:** Zoe Herbert

**Listed Building consent was granted.**

### Progress of planning applications (Not outcome yet)

**Application No:** W/20/0746

**Description:** Erection of roof extension, 2no. front dormer window and roof light and 2no. rear dormer windows (re-submission of the previous application (W/20/0251)

**Address:** 9 Stoneleigh Close, Stoneleigh, Coventry, CV8 3DE

**Applicant:** Mr Brooks

**Closing date:** 24<sup>th</sup> June 2020

**Planning Officer:** Thomas Fojut

**Application No:** W/20/0020

**Description:** Reserved Matters application pursuant to condition 1 of planning permission W/17/1631 [variation of original outline W/16/0239] for details of appearance, landscaping, layout and scale for a car

showroom and ancillary workshop, repairs and valeting areas with associated external car parking, storage and display areas, and hard and soft landscaping (Zone 2 on the parameters plan).

W16/0239, as varied by W/17/1631, was for a comprehensive development comprising offices, research & development facilities and light industrial uses (Use Class B1), hotel accommodation (Use Class C1), car showroom accommodation and small-scale retail and catering establishments (Use Classes A1, A3, A4 and/or A5).

**Address:** Land to the North and South of the A45 (between Festival and Tollbar junctions) and land at the A45/Festival Roundabout, the A46/Tollbar Roundabout and at the junctions of the A444 with the A4114/Whitley Roundabout.

**Applicant:** Sytner Group Limited  
**Closing date:** 28<sup>th</sup> February 2020  
**Planning Officer:** Lucy Hammond

**Application No:** W/19/2146

**Description:** Change of use from residential (use class C3) to Office (use class B1a) and single storey extension.

**Address:** Abbey Park, Stareton Lane, Stoneleigh, Kenilworth, CV8 2LY

**Applicant:** D I Property Development Strategies Ltd

**Closing date:** 29<sup>th</sup> January 2020

**Planning Officer:** Rebecca Compton

**Application No:** W/18/1635

**Description:** Demolition of existing farmhouse and agricultural buildings and outline planning permission for residential development of up to 640 dwellings (Use Class C3) and community hall (Use Class D1) including means of access into site (not internal roads), parking and associated works, with all other matters (relating to appearance, landscaping, scale and layout) reserved.

**Address:** Land east of Kenilworth, Glasshouse Lane/ Crewe Lane, Kenilworth

**Applicant:** Catesby Estates Plc

**Closing date:** 12<sup>th</sup> April 2019

**Planning Officer:** Dan Charles

**NOTIFICATION OF AMENDED PLANS:**

- Amendments Proposed: Reduction in numbers from 640 dwellings to 620 dwellings.
- Addition of proposed primary school.
- Omission of community hall

**Application No:** W/18/0522

**Description:** Outline application including details of access for the comprehensive redevelopment of land South of Coventry Airport, comprising demolition of existing structures and the erection of new buildings to accommodate general industrial uses (Use Class B2) and storage and distribution (Use Class B8), ground modelling works including the construction of landscaped bunds, construction of new roads, footpaths and cycle routes, associated parking, servicing, infrastructure and landscaping and the creation of open space in a Community Park. Provision of new sports ground including the creation of new sports pitches and a club house.

**Address:** Gateway South, Land to the South and West of Coventry Airport and Middlemarch Industrial Estate, Coventry

**Case Officer:** Rob Young

#### **49. HS2 update**

Cllr Bianco updated the PC on a number of HS2 issues:

- There is a great deal of concern about the proposal to make the B4115 a one-way road. A number of stakeholders are against the proposal including the trustees of Stoneleigh Abbey and Mars Pension Fund both of whom have interests in the land around Stoneleigh. Warwickshire County Council (WCC) have yet to confirm any of the HS2 proposals. Jeremy Wright MP has written to a senior director at HS2 and has raised the issue with the new Minister of State responsible for HS2. Cllr Bianco thanked Cllr W Redford for his support in this matter which remains on-going.

- HS2 have confirmed that the cross track at the A46 is their preferred solution, which will need to be integrated with Highways England (HE) works as well as the new roundabout at the A46 Stoneleigh junction.
- Gate 1 is still under consideration.
- The plans for a cycle path on the B4115 have not been linked up with the proposals for the development of the Chesford Change junction. This will also be affected if the B4115 becomes one-way.
- Cllr Bianco requested that the PC meet with HS2 regarding the alignment of the B4115 between Crewe Lane and Stoneleigh junction, as there is no necessity to cut down the trees as proposed.
- There is a high likelihood of a Stoneleigh bypass route being available in a few years which will be supported by WCC, HS2 and the Mars Pension Fund. Monies have been made available by WCC to carry out further provisional work around this.
- A complaint has been made to HS2 regarding the arc lights at the HS2 compound which are left on all night, comprising both a hazard to drivers and a waste of money.
- There is no further progress regarding noise levels at the moment.
- A46 works for Severn Trent to move the water main are going ahead reasonably well, other than a fibre optic cable being hit which will delay the works by about 4 weeks.
- Cllr Wright added that he has recently spoken with Sir Mark Worthington (HS2 Construction Commissioner) who confirmed that he is aware of the issues with the Chesford Grange junction and is hoping to visit the area shortly.
- Cllr Wright updated the group regarding the proposed Betel UK development at Dalehouse Farm. Despite having invested £148,000 into taking forward this development, Betel have now been informed by HS2 that they can't have access to the plot, so the development cannot go ahead. HS2 have offered some financial compensation and to help find an alternative site, however Betel are continuing to negotiate with HS2 for full compensation of the monies they have invested into the project. Cllr Wright will continue to work with Betel on this.

## **50. Birmingham Road, Stoneleigh**

Cllr Hancox announced the results of the consultation on closing Birmingham Road in Stoneleigh. 680 consultation papers were sent out to Stoneleigh and Ashow residents on the electoral roll, which were returned to the Clerk in prepaid envelopes. The unopened returned envelopes were taken to Warwickshire Association of Local Councils for opening and analysis.

Of the 421 ballot papers returned (62% return rate):

- 275 votes in favour of closing the road
- 146 votes in favour of keeping the road open

There was a higher proportion of Stoneleigh residents in favour of closure than Ashow residents, and an overall higher response rate from Stoneleigh.

The consultation has shown that there is a substantial proportion of residents in favour of closing the road. The next step will be to draft letter to Cllr W Redford so it can be pursued with WCC.

- Clerk to draft a formal letter from PC to Cllr W Redford

WCC engineering staff will look at the different options and then present the PC with recommendations for closure.

Cllr Jack proposed that all households be notified about the result by post as well as the next steps that will be taken, and then state that any further information will be posted on the PC website rather than by the post. This was agreed by Councillors.

#### **51. Stareton Lane Junction**

There is a plan to redevelop the Stareton Lane junction which is going ahead. The Parish Council wrote to Cllr W Redford to request information from WCC about some issues at this development. The Parish Council expressed disappointment that WCC didn't reply to the specific point raised. Cllr Redford asked that Cllr Hancox email the concerns of the PC that he can take back to WCC and get clear answers.

- Cllr Hancox to email Cllr Wallace with concerns about the Stareton Lane junction

#### **52. B4115 Cycleway**

Already discussed under HS2.

There was discussion regarding the implementation of a one-way system on the B4115 and the impact that this will have on Ashow residents who live 0.1 mile from the A452 who will then have to make a huge detour. If a one-way system is set up, it should include a short two-way section to enable Ashow residents to get to A452. It was raised that this could be logistically difficult to achieve, however the one way road will have a significant impact on Ashow residents.

#### **53. Flooding Issues**

Complaints have been made to HS2 regarding the flooding issues but no action has been taken. Drainage surveys are starting next week, one from the HS2 compound and one on Birmingham Road. The PC expect WCC to take issue with HS2 to deal with highway drainage as a result of their works.

#### **54. Updates:**

**WMP:** There were no updates from the Police.

##### **Report from Cllr W Redford:**

- Local Government Reform paper due out in early October on development of unitary authorities. Would result in one authority and PCs only.
- WCC website – two crisis lines have been added, one on mental health and one on suicide.

##### **Report from Cllr P Redford:**

- Been sending out COVID updates. As a result of stricter guidelines around social interaction, virtual meetings will continue for a while longer.



- House in Hall Close which is in private ownership and is in poor repair. There may be a way for it be to addressed by WDC and the costs repaid from the estate of the house, but this could take some time.
- Painting of lampposts has started today.
- Cllr Redford asked about contracted grass cutting in Stoneleigh. Cllr Hancox confirmed that there are pockets of land in the village that belong to the PC for which the PC pays to have cut by the same contractor who does the land outside the forge, which is does to a very high standard. He proposed that the PC take ownership of that land that WDC maintain and arrange grass cutting, preferably with a contribution to the upkeep from WDC.
  - Cllr Hancox to email Cllr Wallace about this to take up with WDC.

#### **Report from Cllr T Wright:**

- Attended a presentation about the planning process reforms but will need to wait for the white paper to understand full impact. As it looks, the changes will affect the whole way council will have to act in the future. Cllr Wright asked David Barber to produce an abridged version of the presentation for parish councils which he has agreed to do.

#### **55. Correspondence**

An email has been received regarding the Stoneleigh Village website ([www.stoneleighvillage.org.uk](http://www.stoneleighvillage.org.uk)) and issues concerned with maintenance of the site and domain name. Cllr Wright stressed the importance of protecting the domain name otherwise there is a risk losing it. He offered to provide assistance with the website if no one else can. Cllr P Redford suggested speaking to Jan Lucas about this to see if he can help with this.

#### **56. Questions to Chairman**

None

#### **57. Date of next meeting: October 8<sup>th</sup> 2020, 7pm, via Zoom**

#### **58. Closure**

The meeting was closed at 21:05