

Stoneleigh & Ashow Joint Parish Council

Minutes of the Ordinary Meeting held on Thursday 14th January 2021
via Zoom (online meeting)

PRESENT:

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

There were 2 members of the public present.

107. Apologies

No apologies were received.

108. Declarations of Interest

No declarations of interest were made.

109. Minutes of the last meeting

Minutes of the meeting of 10th December 2020 were approved.

110. Public Session

Standing Orders suspended at 19:04

A question was raised regarding the closure of the footpath from Stare Bridge to Stoneleigh Park and the lack of a suitable alternative route. It was confirmed that the Parish Council (PC) have been trying to tackle this issue for a number of weeks without managing to get an appropriate response from LM or HS2. Jeremy Wright MP has also been included in correspondence about this and it is an agenda item for a meeting later on in the month. One of the Planning Officers from Warwick District Council (WDC) has visited the site to better understand the situation.

Cllr W Redford stated that he will raise the issue at an HS2 member's briefing next week. An alternative route was suggested but was unworkable due to being on private land. One option may be a permanent footpath between Stoneleigh Park Gate 1 and the permissive way, but this could be very expensive. It was suggested that HS2 use the community funds they have available to provide a suitable alternative pathway. The issue has been brought to the attention of the HS2 Officer at Warwickshire County Council (WCC) who will be discussing this with HS2.

Cllr P Redford confirmed that she has contacted WDC Planning Officer regarding the pathway.

It was confirmed that the PC will continue to put pressure on the individuals involved to get a successful remedy to this situation, and that details of this will be shared with neighbouring parishes to make them aware of what can be done by HS2.

Standing orders reinstated at 19:28

111. Finance

Income / Expenditure

Balance brought forward from 30th November 2020	£48,787.13
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Payments to 31st December 2020	
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H Watts salary & expenses (November)	£624.79
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SLCC Membership renewal	£130.00
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Bank service charge	£18.00
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Balance	<u>£48,014.34</u>
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At Co-operative Bank plc, Birmingham

38A/C 6101168500 (Current)	£12,688.87
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A/C 6101168550 (Instant Access)	£5,085.77
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A/C 6101168556 (14 Day Deposit)	£20,512.49
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Funds at Unity Bank

Current Account 1	£9,727.21
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	<u>£48,014.34</u>
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Online payments to be authorised

H Watts salary & expenses (December)	£608.59
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DM Payroll Services	£472.00
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Komplan playground repairs	£814.08
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- a) The finance report was reviewed and agreed
- b) Authorisation of payments was agreed
- c) The quarterly budget report was reviewed and agreed (attached as appendix 1)
- d) The updated financial regulations were reviewed and agreed

112. Planning

Application No: W/20/1651

Description: Erection of an oak framed garage/office home replacing previously removed structures.

Address: Rocky Lane Lodge, Rocky Lane, Ashow, Kenilworth, CV8 2LE

Applicant: Mr & Mrs Himsworth

Closing date: 15th January 2021

Planning Officer: Emma Booker

The Parish Council take a neutral position on this application

Application No: W/20/2020

Description: Hybrid planning application comprising: Full planning application for 98 dwellings (Class C3) served via two new vehicular / pedestrian / cycle access connections from Leamington Road, pedestrian and cycle access to Thickthorn Close; strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works Outline planning application for demolition of existing buildings and structures; residential development of up to 452 dwellings (Class C3); primary school (Class F.1); employment (Class B2); Class E development; hot food takeaway (sui generis), community centre (Class F.2); strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works with means of site access (excluding internal roads) from the new junction into the detailed parcel of development and access junction off Glasshouse Lane; all other matters (internal access, layout, appearance, scale and landscaping) reserved for subsequent approval.

Address: Land at Thickthorn, Kenilworth

Applicant: Barwood Development Securities Ltd

Closing date: 15th January 2021

Planning Officer: Dan Charles

Cllr Wright stated that there is agreement with the developer to present plans to Ashow residents so they can understand implications on flooding and have an opportunity to question the plans.

- Cllr Hancox will ensure that the recent email about the flooding risk in Ashow is circulated to Ashow residents.

Progress of planning applications

Application No: W/20/1474

Description: Erection of a single storey side extension to existing garage with change to a pitched roof over the entire structure.

Address: The Old Police House, Birmingham Road, Stoneleigh, Coventry, CV8 3DD

Applicant: D. Morris

Closing date: 11th December 2020

Planning Officer: Emma Booker

Application has been withdrawn

Progress of planning applications (Not outcome yet)

Application No: W/20/1956 LB

Description: The removal of a part of a separating wall between the kitchen and the lobby. The part of the wall adjoining the external wall will be retained and the section of wall above a beam at height 6'6"

high will be retained too. Part of the floor in front of the area would be extended at the higher kitchen floor level.

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

Applicant: Mr and Ms Storer and Lowe

Closing date: 29th December 2020

Planning Officer: Zoe Herbert

Application No: W/20/1829 HS2

Description: Realignment of B4115 Ashow Road and construction of associated overbridge and underpass.(HS2 - WDC - SCH17PS - B4115 Ashow Road Overbridge and underpass)

Address: B4115 Ashow Road, Stoneleigh

Applicant: Nominated Undertaker High Speed Two(HS2) ltd

Closing date: 1st December 2020

Planning Officer: Debbie Prince

Application No: W/20/1483

Description: Application for the approval of reserved matters (details of access, appearance, landscaping, layout and scale) pursuant to condition 1 of planning permission ref: W/16/0239 for the construction of a new office building with associated parking arrangements at Whitley South (within Development Zone 3 on the parameters plan).

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: Segro

Closing date: 19th October 2020

Planning Officer: Lucy Hammond

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: 22nd September 2020

Planning Officer: Sally Panayi (WCC)

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: 28th September 2020

Planning Officer: Andrew Tew

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: 29th September

Planning Officer: Andrew Tew

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: 24th June 2020

Planning Officer: Thomas Fojut

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: 25th June 2020

Planning Officer: Zoe Herbert

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: 28th 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: 29th 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: 12th 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/18/2237

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: 17th January 2019

Planning Officer: Lucy Hammond

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

113. Matters arising:

- a. Casual vacancy – details of the vacancy have been advertised and circulated around Ashow. There has been no interest to date.
- b. At the last PC meeting, Nicola van der Hoven agreed to look into the traffic survey carried out for Kings Hill and why this didn't include the impact on Stoneleigh.
 - Clerk to contact Nicola van der Hoven and Adrian Hart to chase a reply to this question.

114. HS2 update

Key points:

Focus on the Stoneleigh Ashow area

1 The proposal to make B4115 one way as from March 21 for at least 3 years to allow HGV access to the A46 compound updates and plans for:

1.1 Chesford corner

1.2 B4115 widening

1.3 Crew Lane to Stoneleigh cross roads planning application replan road alignment, dimension revisions and points from DC

1.4 Stoneleigh Road junction Farmers Market / Compound preferred entrance plan application

1.5 The urgent resolution of the land/covenant issues Stoneleigh Road compound entrance land

1.6 The traffic plans for our area next 2 years HS2 BBV LM WCC

These issues are interlinked and require a proper plan.

2. The Stoneleigh bypass – must continue to push for this to become a reality.

115. Neighbourhood Plan

Cllr Hancox to set up a meeting to take this forward. He has contacted Sarah Williams who has agreed that she would still like to be involved with the development of the plan.

116. Updates:

Update from Police:

The next Warwick Rural East Community Forum is due in February 2021. They have requested each Parish Council put forward one suggested policing priority for the public vote. Cllr W Redford confirmed that there are no WRE forum meetings at the current time. A small committee instead convenes to consider responses and take those deemed the most critical and will also look at grant applications. As the police have been quite helpful with some issues in the parish recently, it was felt there were no particular priorities at the moment.

Report from Cllr W Redford:

Kenilworth/Leamington proposed cycle way:

This is going to Cabinet on the 28th January for approval. Consists of 5km of off carriageway route along A452 and B4115 including a new pedestrian and cycle bridge over the River Avon at Chesford.

Closure of Stoneleigh Park footpath:

HS2 have issued correct signage, have forwarded Sara Lee's comments.

Covid19:

- 8 new deaths in Warwickshire in past 24hrs
- Positive cases still rising in Warwick.
- 5 wards in Leamington are in the top 10 in Warwickshire
- Lateral flow tests being carried out in Pound Lane Lillington. Appointments made via WCC website but the centre is also open for walk ins.

Government Winter Grant Scheme:

£1.4 million for Warwickshire, 80% to be used for children/families, food, heating bills etc.

Drainage:

Grip cleaning has been taking place within the division.

- Cllrs P & W Redford have had their third lateral flow tests and have remained negative.
- The Thickthorn developers flood report has been circulated. Cllr Redford asked for any comments from the PC and will reinforce those comments in anything going forward.
- Cllr Redford has his own Facebook page which has useful information.

Report from Cllr P Redford:

Updates from Cllrs Redford and Wright circulated as received.

The only other info is a reminder about the lateral flow test centre in Pound Lane, Lillington. This centre is for people who are NOT SHOWING ANY Covid19 symptoms. It is always a good idea to have a check as this will help to reduce the infection rate. If you know you have tested positive but have no symptoms then you must isolate.

Further grants are being offered by WDC for non-rated businesses, however there are still some gaps in funding. Further information will be circulated as soon as it is available.

The consultation on the A46 Strategic Link Road is due on 14th February. If the PC has any comments about this, please let Cllr Redford know as soon as possible so everyone can take a consistent position. Cllr Hancox confirmed that the key issues for the village will be traffic and the need to have the bypass in place first.

117. Correspondence

Information has been received about high-speed broadband. Virgin were going to provide it for the area but have now confirmed that they won't be, so Openreach are stepping in. There is an issue as to whether the Ashow and Crewe Lane postcodes are eligible for the Rural Gigabits Voucher which are used to offset the cost of the works. Contact has been made with Jeremy Wright MP to ask for his assistance in dealing with this. Sarah Williams was initially involved with this issue.

- Cllr Hancox or Clerk to follow this up with Sarah Williams.

Cllr Astle raised a concern about the level of communications with Ashow residents about the B4115 and whether they are informed about the upcoming works. Cllr Hancox confirmed that all relevant information is sent to an Ashow resident who passes this on via an email circulation list which reaches most residents. Cllr Bianco confirmed that the latest information from LM was that works are due to start in February with planning work taking approximately 8 weeks. BBV will then be installing the one-way system which will last for an interim period of 2-3 years.

Cllr Rolli raised concerns about the general lack of definite information about what will be happening on the B4115, exactly when it will take place and which sections of the road will be affected, as well as the general accountability of HS2 and the inability of the PC to influence outcomes. Cllr Jack asked if more could be done to push the alternative option of access to the compound. Cllr Bianco confirmed that the land covenant issues and financial negotiations were still on-going.

Cllr W Redford confirmed that an application for the B4115 works has been submitted to WCC, who have raised an objection.

- Cllr W Redford to find out about the application to WCC and the details of the objection and send briefing note as soon as possible.

118. Questions to Chairman

None

119. Date of next meeting: February 11th 2021, 7pm, via Zoom

120. Closure

The meeting was closed at 20:30

Appendix 1:

Quarter Three 2020/21 Budget Update: Stoneleigh & Ashow Joint Parish Council

Expenditure:	Q1&2	Oct	Nov	Dec	Total spend in Q3	Total spend year to date	Anticipated total spend	Budget
Salary (including tax)	£4,296.20	£1,124.23	£594.20	£594.20	£2,312.63	£6,608.83	£8,793.20	£8,750.00
Stationery	£89.99				£0.00	£89.99	£150.00	£250.00
Postage & Telephone	£301.72		£1.52		£1.52	£303.24	£320.00	£375.00
Clerk Travel expenses	£50.40			£16.20	£16.20	£66.60	£100.00	£250.00
Playground equipment	£0.00				£0.00	£0.00	£0.00	£0.00
Playground maintenance	£0.00	£82.50			£82.50	£82.50	£2,500.00	£2,500.00
Office equipment	£0.00				£0.00	£0.00	£0.00	£0.00
Equipment maintenance	£0.00				£0.00	£0.00	£0.00	£150.00
Insurance	£388.75				£0.00	£388.75	£388.75	£450.00
Grants	£0.00	£750.00			£750.00	£750.00	£750.00	£2,000.00
Training	£25.00				£0.00	£25.00	£25.00	£300.00
Audit (External and internal)	£265.25	£40.00			£40.00	£305.25	£300.00	£300.00
Village Hall hire/ room hire	£71.95	£171.89	£14.39	£14.39	£200.67	£272.62	£350.00	£500.00
Subscriptions	£326.00	£40.00		£130.00	£170.00	£496.00	£500.00	£525.00
Chairman's Allowance & grants	£0.00	£23.10			£23.10	£23.10	£0.00	£80.00
VAT	£100.20	£23.43			£23.43	£123.63	£200.00	£250.00
Election expenses	£0.00				£0.00	£0.00	£0.00	£0.00
Birmingham Rd consultation	£675.12	£281.54			£281.54	£956.66	£1,000.00	£0.00
Misc	£10.00	£200.00		£18.00	£218.00	£228.00	£300.00	300.00
TOTAL	£6,600.58	£2,736.69	£610.11	£772.79	4,119.59	10,720.17	15,676.95	16,980.00

Quarter 3: 1st October - 31st December 2020

Balance as at 30th September 2020	<u><u>£52,133.93</u></u>
Total income Q3	£0.00
Total expenditure Q3	£4,119.59
Balance as at 31st December 2020	<u><u>£48,014.34</u></u>

Account balances:

Unity Trust Current Account	£9,727.21
Co-op Instant Access Account	£12,688.87
Co-op 14 Day Notice Account	£5,085.77
Co-op Business Select Instant Access	£20,512.49
Total:	<u><u>£48,014.34</u></u>