

**Stoneleigh & Ashow Joint Parish Council**

**Minutes of the Ordinary Meeting held on Thursday 9<sup>th</sup> September 2021**  
**Online via zoom**

**PRESENT:**

Chairman Cllr R Hancox  
 Cllr A Bianco  
 Cllr D Jack  
 Cllr L Rolli  
 Cllr J Astle

There were three members of the public present.

**54. Apologies**

Apologies were received and accepted from Cllrs T Wright, P Redford and W Redford.

**55. Declarations of Interest**

Cllr Hancox stated an interest in one of the planning applications as it is his neighbour (9 Stoneleigh Close).

**56. Minutes of the last meeting**

Minutes of the ordinary meeting of 29<sup>th</sup> July 2021 were approved.

**57. Public Session**

Standing orders were suspended at 19:07

A resident raised questions regarding speed limits in the village and the weight limit on the bridge, as traffic is getting heavier and larger and longer vehicles are using the bridge. It was asked if anything could be done to help address this issue now. Cllr Hancox confirmed that the speed limit on Coventry Road is 40mph, but angle of the bridge means that people should be going a lot slower. He confirmed that the Parish Council (PC) can raise the issue with Warwickshire Police to see if they can give any assistance.

With regards to the closure of Birmingham Road, the PC is waiting on Warwickshire County Council (WCC) regarding funding for the initial experimental period of 18 months and then potentially on a permanent basis. WCC are also hoping to come to the PC by the end of this year with a business case for the Stoneleigh Bypass. This should include the Finham T-junction and also measures to reduce traffic using Coventry Road. The bypass is still likely to be a number of years away, so the PC will need to work with authorities in the meantime to see what can be done.

Standing orders were reinstated at 19:12

Cllr Bianco commended the work being done by certain residents with videos and records of inappropriate transport use of village roads. He also noted the work that had been achieved by the Chair and the Clerk in getting to the current position with WCC regarding Birmingham Road and the Bypass.

## 58. Finance

### Finance Report 1<sup>st</sup> September 2021

#### Income / Expenditure

**Balance brought forward from 30<sup>th</sup> June 2021** £47,565.01

#### **Payments to 31<sup>st</sup> July 2021**

Clerk salary & expenses (June) £650.24

HMRC Employers PAYE £459.54

**Balance** **£46,455.23**

#### **Funds at Unity Bank**

Current Account 1 £26,455.23

Instant Access account £20,000.00

**£46,455.23**

#### **Online payments to be authorised**

Clerk salary & expenses (July & August) £1,237.18

D Malley Payroll administration £60.00

- a) The finance report was agreed
- b) The payments were agreed and authorised
- c) The payment of grants was discussed. The allocated funding was agreed to be earmarked for the closure of Birmingham Road. Cllr Bianco suggested that there be a cap on funding from the PC for the Birmingham Road. A village fund could also be held to cover the costs of minor works in the village, including things like grass cutting and replacement lamp posts. Cllr Hancox suggested that may be a need to canvas residents in the future to see what the priority for funding is.

## 59. Planning

### September 2021

#### New Planning Applications

*Cllr Hancox removed himself from the meeting at this point*

**Application No:** W/21/1263

**Description:** Erection of proposed rear balcony. Proposed retention and modification of existing flat-roofed rear dormer.

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

**Applicant:** Mr. Brooks

**Closing Date:** 10<sup>th</sup> September 2021

**Planning Officer:** Thomas Fojut

**The Parish Council objects to the application.**

*Cllr Hancox rejoined the meeting.*

*Cllr Jack declared an interest in this application, owning neighbouring land, so she took no part in the discussion.*

**Application No:** W/21/1370

**Description:** Outline planning application with all matters reserved apart from access for the development of battery manufacturing facility with ancillary battery recycling capability including landscaping, car parking, access and associated works.

**Address:** Coventry Airport, Rowley Road, Baginton, Coventry, CV3 4FR

**Applicant:** Coventry Airport Ltd and Coventry City Council

**Closing Date:** 10<sup>th</sup> September 2021

**Planning Officer:** Helena Obremski

**The Parish Council take a neutral position, but also request that the development should have the absolute minimum impact on the area around it. The land should be used sensitively to the local environment. We request that the Parish Council continue to be formally consulted during the development.**

*Cllr Jack rejoined the meeting at this point.*

**Application No:** W/21/0831 & 0832LB

**Description:** Conversion of existing barn.

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

**Applicant:** Mr J Mills

**Closing Date:** 10<sup>th</sup> September 2021

**Planning Officer:** Andrew Tew

**The Parish Council take a neutral position on this application**

**Application No:** W/21/1054 & 1055LB

**Description:** Proposed paving of front drive. Removal of existing hedges. Proposed installation of timber fence.

**Address:** Orchard Cottage, 11 Birmingham Road, Stoneleigh, Coventry, CV8 3DD

**Applicant:** Mr and Mrs D Faulconbridge

**Closing Date:** 10<sup>th</sup> September 2021

**Planning Officer:** Thomas Fojut

**The Parish Council take a neutral position on this application.**

**Application No:** W/21/0795 & 796LB

**Description:** Erection of a single storey side extension

**Address:** 10 Birmingham Road, Stoneleigh, Coventry, CV8 3DD

**Applicant:** Foxfurd Joinery Ltd

**Closing Date:** 13<sup>th</sup> September 2021

**Planning Officer:** Emma Booker

**The Parish Council support this application**

**Application No:** W/21/1461 TC

**Description:** Prior approval for the erection of a 18.0m Phase 8 Monopole with wrapround cabinet at base and associated ancillary works.

**Address:** Highway verge adjacent B4115, Stoneleigh Park, Kenilworth, CV8 3AY

**Applicant:** CK Hutchison Networks (UK) Ltd

**Closing Date:** 10<sup>th</sup> September 2021

**Planning Officer:** Emma Booker

**The Parish Council object to this application until such as time as the Council demonstrate why a more suitable site at the Farmers Market can't be used.**

**Application No:** W/21/1149

**Description:** Proposed garage loft conversion including roof replacement.

**Address:** Austen House, Grovehurst Park, Stoneleigh, Kenilworth, CV8 2XR

**Applicant:** Mr & Mrs Scimeca

**Closing Date:** 17<sup>th</sup> September 2021

**Planning Officer:** Jack Lynch

**The Parish Council support this application.**

**Application No:** W/21/1227

**Description:** Removal of existing rear roof dormer. Proposed installation of 1 front conservation style roof light and 3 rear conservation style roof lights. Erection of partial single storey rear extension with new flat roof and lantern. Proposed re-landscaping of existing stepped rear garden and erection of proposed new retaining wall.

**Address:** Serendipity, 1A Ashow Road, Ashow, Kenilworth, CV8 2LE

**Applicant:** Mr and Mrs Amott

**Closing Date:** 23<sup>rd</sup> September 2021

**Planning Officer:** Thomas Fojut

**The Parish Council take a neutral position**

#### Progress of planning applications

**Application No:** W/21/0205 & 206LB

**Description:** Proposed rebuilding of an existing conservatory and utility extension and the installation of conservation style rooflights with associated internal works including the opening up of an original door as well as an access to the conservatory from the kitchen.

**Address:** Orchard Cottage, 11 Birmingham Road, Stoneleigh, Coventry, CV8 3DD

**Applicant:** Mr and Mrs Faulconbridge

**Closing date:** 25<sup>th</sup> May 2021

**Planning Officer:** Lakeisha Peacock

**Application was granted**

**Application No:** W/21/0964

**Description:** Erection of two proposed front CAT slide dormers replacing existing front pocket dormers

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

**Applicant:** Mr J Brooks

**Closing date:** Thomas Fojut

**Planning Officer:** 5<sup>th</sup> August 2021

**Planning application was withdrawn**

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

**Application No:** W/21/0537 & 1090 LB

**Description:** Conversion of existing outbuilding to a bathroom and family room

**Address:** 10 Birmingham Road, Stoneleigh, Coventry, CV8 3DD

**Applicant:** Mr D Urquhart

**Closing date:** 30<sup>th</sup> July 2021  
**Planning Officer:** Emma Booker

**Application No:** W/21/0856

**Description:** Retention of solar panels on existing front roof elevation (retrospective)

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

**Applicant:** Mr. Reay

**Closing date:** 17<sup>th</sup> August 2021

**Planning Officer:** Thomas Fojut

**The PC believe that the application should be supported by a net zero emissions council, and question why WDC want the PC to reconsider their support.**

**Application No:** W/21/0315

**Description:** Construction of timber framed all weather Driving Range with 4 bays, 1 teaching bay and rear store room

**Address:** Coventry Golf Course, St Martins Road, Finham, Coventry, CV3 6RJ

**Applicant:** Course Director, Coventry Golf Club Ltd

**Closing date:** 6<sup>th</sup> July 2021

**Planning Officer:** Dan Charles

**Application No:** W/21/0528 / 529LB

**Description:** Extension of the existing garden room outbuilding

**Address:** Annexe at, Abbey Farm, Ashow Road, Ashow, CV8 2LE

**Applicant:** C. Burdett

**Closing date:** 13<sup>th</sup> July 2021

**Planning Officer:** Lakeisha Peacock

**Application No:** W/21/0031 & 32LB

**Description:** Erection of a garage extension to number 2 and a freestanding garage to the rear of number 4 with an extended vehicular access from an established vehicular access off the Coventry Road.

**Address:** Bridge End, 2 Coventry Road, Stoneleigh, Coventry, CV8 3BZ

**Applicant:** Messrs T & P Sawdon

**Closing date:** 11<sup>th</sup> May 2021

**Planning Officer:** George Whitehouse

**Application No:** W/21/0033 & 34LB

**Description:** Proposed erection of a single storey rear extension.

**Address:** Bridge End, 2 Coventry Road, Stoneleigh, Coventry, CV8 3BZ

**Applicant:** Messrs T & P Sawdon

**Closing date:** 11<sup>th</sup> May 2021

**Planning Officer:** George Whitehouse

**Application No:** SCR/21/0003 (Pre-application request)

**Description:** Scoping Opinion under the Town and Country Planning (EIA) Regulations 2017, Regulation 15, regarding the proposed battery manufacturing development on land at Coventry Airport (extending north eastwards from Bubbenhall Road to the junction of Rowley Road and Siskin Drive at Tollbar Roundabout.

**Address:** Land at Coventry Airport, Rowley Road, Baginton, Coventry, CV3 4FR

**Applicant:** Wardell Armstrong

**Closing date:** 22<sup>nd</sup> April 2021

**Planning Officer:** Helena Obremski

**Application No:** W/20/2160

**Description:** Single Storey Side and Front Extensions with Alterations to Main Roof frontage

**Address:** 19 Stoneleigh Close, Stoneleigh, Coventry, CV8 3DE

**Applicant:** Mr B Heer

**Closing date:** 28<sup>th</sup> April 2021

**Planning Officer:** Lakeisha Peacock

**Application No:** W/20/2013

**Description:** In conjunction with the scheduled Warwickshire County Council alignment of the A46 Link Road Scheme, this application proposal seeks highway improvement works along a section of Stoneleigh Road. The highway works proposed includes the construction of a 4-arm roundabout to provide two additional access roads. One to access the proposed relocation of the Rugby Farmers' Market; The other to a HS2 46/Ashow Road Main Works Civils Contractors compound.

**Address:** Stoneleigh Road, Stoneleigh

**Applicant:** High Speed Two (HS2) Limited

**Closing date:** 24<sup>th</sup> March 2021

**Planning Officer:** Debbie Prince

**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:** 15<sup>th</sup> January 2021

**Planning Officer:** Dan Charles

**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:** 1<sup>st</sup> 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:** 19<sup>th</sup> October 2020

**Planning Officer:** Lucy Hammond

**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/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

**60. Matters arising:**

- Grass cutting & general village upkeep

Cllr Astle raised the issue of increased flytipping locally. Cllr Hancox confirmed that instances should be photographed and details sent to Warwick District Council (WDC) for investigation.

- Sculpture

The PC is struggling to find an acceptable area to put the sculpture in. The village green, churchyard, orchard, highway verges and village club have all have been found unsuitable for various reasons. It was agreed that the offer for Stoneleigh be turned down and a suggestion made that Ashow residents be approached to see if they wish to take up the offer.

- Tree planting in Hall Close request

The PC has received some conflicting responses on this issue. One resident of Hall Close would prefer the area not to be planted due to potential loss of light in their home and would prefer the area to be available for children to play on. Other residents (not of Hall Close) have supported the idea and suggested wildflower planting. Councillors felt that residents of Hall Close should be respected and the proposal will not be actioned.

- Clerk to respond to original query

## 61. HS2 update

BBV will be doing a presentation at next PC meeting in October. The representatives coming along are knowledgeable about issues in our area. They have suggested carrying out a site visit with Councillors which could be quite useful to understand their issues.

The B4115 project is going ahead with considerable modifications. A full review of tree markings has been completed and a number of trees and shrubbery have been retained. There is now a third version of google map, meaning that the plan of three months ago has been revised three times already. HS2 have committed to work closely with PC to minimise disruption but there will be disruption due to major works. However, the removal of fewer trees and identification of four ancient woodlands which will now be considered is positive.

There is still no outcome for the Stoneleigh Road roundabout planning application. The HS2 Officer at WDC who would have reviewed this application has left so there is currently no clarity as to who will deal with this.

The covenant issue regarding the land for the access onto the compound is still on-going.

Traffic plans are being continually revised, with traffic entering the HS2 compound via new entrance, which should help slightly with traffic issues.

Cllr W Redford has been dealing with the A46 Crewe Lane verges reinstatement issue for some time. This could be seen as a test case of reinstatement after works. The Parish Council will approach

Andrew Day at WDC to ensure that the issue of reinstatement is taken very seriously throughout the district and ensure that this is dealt with in a timely manner.

A meeting took place to discuss the A46 project which was helpful in parts. An issue was raised regarding the width of the link road at bottom of Gibbett Hill. Cllr Hancox will contact Adrian Hart regarding this.

The class action about Kings Hill is gaining some traction. Cllr Bianco stressed that although this project is not in our parish, it will have a significant impact. Also, the planning application for the Thickthorn development will be going to WDC Planning Committee next week. Again, this is in our parish, but will have an impact on this area. Cllr Bianco asked for the concerns of the Parish Council to be considered by the Planning Committee and that the WDC Councillors continue to advise on these developments.

Cllr Bianco acknowledged the helpful role that has been provided by Sara Louise Lee, the WDC HS2 Officer who has recently resigned to move to a new job. A WDC Officer will be taking over the role, but this is not confirmed as yet.

*Post meeting note: Cllr Bianco requested that the name of Ms Lee's replacement be provided as soon as possible, along with the new team structure. He also emphasised the importance of the HS2 Planning Officer role and asked for urgent action on this as the replacement officer left within the first day.*

## **62. Stoneleigh Park events and noise**

There was a particularly noisy event at Stoneleigh Park recently which generated a number of complaints. The licence for events was renewed last year, which wasn't raised with the PC as there was no fundamental change to the licence. It would appear that there is no longer a requirement to renew licences so this will continue indefinitely.

Cllr Hancox suggested that a meeting be arranged with the new Stoneleigh events management to discuss conditions of the licence.

- Clerk to set up meeting with Stoneleigh events manager for Councillors.

## **63. Birmingham Road & bypass update**

Bypass updated in item 57.

There has been no further update regarding Birmingham Road since the last notification of a workable solution subject to funding in place. This has now been left with Cllr Redford to look into funding for the £30,000 for the experimental period. Cllr Hancox will contact Cllr Redford when he is available.

It has been suggested by WCC that the closure is unlikely to happen before January 2022 and the road will remain shut until Summer 2023. In the last 6 months of that period, WCC will carry out a full review and decide whether or not to leave the order in place and let it become permanent. HS2 have the right of veto if they feel that it impacts on their ability to build the railway due to increased traffic around the HS2 works.

## **64. Updates from Warwickshire Police, WCC Cllr Redford and WDC Councillors P Redford and T Wright**

Update provided by Cllr Wright:

- There is a public consultation underway regarding the merger of WDC and Stratford District Council.
- A shared service is in place for Stratford and WDC planning departments.
- The new WDC HS2 Planning Officer left the post after one day
- The WDC objection to the Gigafactory has been submitted and is focused on keeping the airport in the green belt.
- WDC are taking 50 Afghan families, as is Stratford and the councils are looking for support grants to fund this.
- Planning applications are currently 30% above the normal level. WDC have taken on three new planners and are trying to clear the backlog.
- WDC are investing £60m into a joint venture with Vistry Linden to provide 620 new homes in Kenilworth over the next 8 years.

**65. Correspondence**

None

**66. Questions to Chairman**

Cllr Bianco thanked groups which have contributed funds to the Stoneleigh Historical Society event in September and confirmed that all tickets have now been sold and a waiting list is in place.

**67. Date of next meeting:**

- October 14<sup>th</sup> 2021 – online via zoom

**68. Closure**

The meeting was closed at 21:07