

## **DRAFT MINUTES UNTIL APPROVED**

### **ALLESLEY PARISH COUNCIL**

**Minutes of Meeting held on Monday, 19th October 2015 at 7.45 pm  
at All Saints Church, Allesley**

Present: Cllr L Swann Chairman  
Cllr T Burton  
Cllr Mrs J Colledge  
Cllr W Shakespeare  
Cllr Ms V Smith  
Cllr I Farrar  
Cllr A Deakin  
The Clerk

Ward Cllr Birdi

The Chairman opened the meeting welcoming Neil Pearce of Avon Planning Services.

#### **PRESENTATION – NEIGHBOURHOOD PLAN**

Mr Pearce outlined the Neighbourhood Plan process to members. He explained that it is a community led framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and can contain planning policies, proposals for improving the area such as designation of local green spaces or for an allotment. It could deal with a wide range of social, economic and environmental issues, or it may focus on one or two issues only. These may be issues that are relevant to the whole neighbourhood or just to part of the neighbourhood. A Neighbourhood Plan will be part of the statutory development plan for the area, if successful at referendum. Because the Neighbourhood Plan is a statutory tool, it carries far more weight than other local documents, such as parish plans and village design statements.

A Neighbourhood Plan could not stop development taking place, but can specify policies and guidance on how new development should be designed and located and can be a powerful tool in shaping the development of a neighbourhood.

A Neighbourhood Plan is parish council led, but should include members of the community. It was a lengthy process and could take from 18 months to complete a Neighbourhood Plan for a small parish.

Cllr Ian Farrar stated that the parish is rural with no shops or other facilities and an electorate of 680.

Mr Pearce advised that the Parish Council can apply for grant funding as soon as it makes a decision to go ahead with a Neighbourhood Plan. Quotes should be obtained from professional advisors which should be submitted with the grant application.

Following questions from members, the Chairman thanked Mr Pearce for attending the meeting.

There were no members of the public present and the meeting continued with the published agenda.

#### **APOLOGIES**

There were no apologies.

#### **MEMBERS' CODE OF CONDUCT - DECLARATIONS OF PECUNIARY OR OTHER INTEREST**

There were no declarations.

#### **REQUESTS FOR DISPENSATIONS**

None received.

#### **MINUTE 47/2015 - MINUTES OF LAST MEETING**

The Minutes of the Council Meeting held on 7<sup>th</sup> September 2015 were submitted as circulated and read.

**RESOLVED:** that the minutes of the Council meeting held on 7th September 2015 be approved and signed as a correct record subject to amendment to Minute 49/2015 to include :Cllr Farrar also attended the BablakeWard Forum and he had previously submitted a written request for crime and outcomes in the parish. The Officer attending the Forum had no knowledge of his request and was not in a position to provide any information.

#### **MINUTE 48/2015 – MATTERS ARISING FROM THE MINUTES**

##### **a) MINUTE 51/2015-COVENTRY CITY COUNCIL – LOCAL PLAN – MEETING 8<sup>th</sup> SEPTEMBER**

Cllrs Farrar and Shakespeare had attended this meeting on behalf of the Parish Council. Members noted Cllr Shakespeare's report on the meeting with the City Council's Planning Officers. The meeting on how the Local Plan was progressing had been informative with positive indications that the initial proposals to build on the Green Belt had been significantly altered, but there would be some development. The City Council's Planning Officers had taken into account submissions, but at present there were no plans or specific details available. They had been advised that the timetable for publication of the Local Plan would be available soon.

##### **b) FLYTIPPING – GARDEN REFUSE/FLYTIPPING IN DITCH**

The Clerk advised that she had queried the complaint made to Coventry Direct in July. They had advised that unfortunately it had not been processed and the complaint had been relogged.

##### **c) MINUTE SEMINAR – CORLEY VILLAGE HALL**

Cllrs Mrs Janet Colledge and Vicki Smith had attended the WALC training seminar at Corley Village Hall and advised that the seminar had been very informative and recommended it to all members.

#### **MINUTE 52/2015 – NEIGHBOURHOOD PLAN**

**RESOLVED:-**that the Parish Council progress a Neighbourhood Plan, this item to be included on the next Agenda for further discussion.

#### **MINUTE 56/2015 - WALC CORRESPONDENCE/TRANSPARENCY FUND/ANNUAL REPORT**

Members considered the email from WALC inviting Council's with a budget below £25,000 to apply for funding to assist them with complying with the Transparency Code Regulations.

**RESOLVED:-**that the Parish Council apply for funding from Central Government in accordance with the guidelines provided by WALC.

#### **MINUTE 38/2015 – SPORTS CLUB – HAWKESMILL LANE – LACK OF PARKING FACILITIES**

Cllr Ms Smith advised members that she had visited the Club. The Club indicated that it was going to respond to the Parish Council, however, it considered that the problem with parking facilities was that of parents who refused to park properly as there was plenty of parking in the Club's carpark. The event in question was an annual event held in September.

#### **MINUTE 57/2015 – OPTIONS FOR A COMBINED AUTHORITY – CONSULTATION**

Members noted the response from the City Council and the fact that there was no requirement to consult with parish councils regarding this Consultation.

#### **MINUTE 53/2015 - HIGHWAYS MATTERS -UPDATE**

- a) Wall Hill Road – Members noted further update received from the City Council, that following extensive negotiations with the Coal Authority it had been successful in securing a sum of money which will contribute towards the repair and resurfacing of Wall Hill Road. In 2016/17 the City Council will also provide funding in order to carry out an appropriate scheme of planned resurfacing and will be working on a design shortly in preparation for delivery in Spring 2016. In the intervening time the road will continue to be monitored and any defects at intervention level will be repaired. Prior to delivery of the scheme residents and Ward Councillors will be notified via letter.
- b) Green Lane – complaint re speed humps not painted. The Clerk confirmed she would raise this with the City Council.

#### **MINUTE 9/2015 – PARISH COUNCIL'S STANDING ORDERS**

**RESOLVED:** that this item be deferred to the November Parish Council Meeting.

#### **MINUTE 58/2015 - PLANNING MATTERS**

##### **a) CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990**

Slash Pitts Farm Wall Hill Road Coventry Proposal: Conversion of existing barn to holiday let  
Cllr Shakespeare referred to this planning application which, although not on a planning list, felt the Parish Council should support.

**RESOLVED:** that the Parish Council support the application

##### b) Planning applications

List dated 11<sup>th</sup> September – no applications

List dated 18<sup>th</sup> September – no applications

List dated 25<sup>th</sup> September – no applications

List dated 2<sup>nd</sup> October

Neighbouring Authority (County) Consultation

Application Number: CC/2015/3391 Application Site: Hawkshurst Moor Farm Broad Lane CV5 7AU

Proposal: Consultation by Solihull Metropolitan Borough Council on application PL/2015/51636/PPFL for the erection of a 8.5MW Photovoltaic solar farm and associated infrastructure at Hawkshurst Moor Farm, Broad Lane, Berkswell.

**RESOLVED:** that the Parish Council note the application.

Application Number: OUT/2015/2742 Application Site: Land adjacent to Pickford Green Lane CV5 9AP

Application Type: Outline Application Proposal: Outline application for residential development of 4 bungalows with access off Pickford Green Lane (design, layout and landscaping are reserved).

**RESOLVED:** that the Parish Council note the application.

List dated 9<sup>th</sup> October

Neighbouring Authority (County) Consultation

Application Number: CC/2015/3448 Application Site: between the Top Park site and The Paddocks site, Application Type: south side of Top Road Post Code: CV7 9LE

Proposal: Replacement of stable block and tack room with building with a twin unit mobile home.

**RESOLVED:** that the Parish Council note the application.

Neighbouring Authority (County) Consultation

Application Number: CC/2015/3449 Application Site: between the Top Park site and The Paddocks site, Application Type: south side of Top Road Post Code: CV7 9LE

Proposal: The retention of the use of land and ancillary operational development as a residential caravan site (renewal of planning permission (Appeal) reference APP/E3715/A/06/2030623 (R06/0743/PLN) dated 18th January 2008) including the erection of six temporary amenity blocks (resubmission of previously withdrawn application R10/0959 dated 26/11/2010). Variation of condition 1 of R10/2298 refused on 6th April 2011 and allowed on appeals 11/2153638, 11/2154137 and 11/2153749 dated 27th August 2013 to provide a permanent permission on-site.

**RESOLVED:** that the Parish Council note the application.

Neighbouring Authority Consultation

Application Number:CC/2015/3463 Application Site: The Stables Wood Lane Application Type: County Consultation Post Code: CV7 9LA Proposal: Consultation by Rugby Borough Council on application R15/2019 for change of use of land to use as part of existing gipsy caravan site and erection of a day room for use by occupiers of the gipsy caravans on-site

**RESOLVED:**that the Parish Council note the application.

Application Number:AD/2015/3382 - Application Site: Brownhill Green United Reformed Church Hawkes Application Type: Amending Documents Mill Lane Post Code: CV5 9FQ - Proposal: Non-material amendment (alterations to fenestration in front elevations of plots 2 and 3) to application reference FUL/2014/3615, granted on 5th May 2015 for conversion of existing church to residential dwelling and erection of two detached dwellings. Cllr Shakespeare proposed the Parish Council support this application.

**RESOLVED:**that the Parish Council note the application.

Application Number:PA/2015/2765 Application Site: Clay Lane Farm Clay Lane Application Type: Post Code: CV5 9DH -Proposal: Prior approval for change of use from agricultural building to dwellinghouse and associated external alterations (class C3). Members discussed various issues relating to the history of this application.

**RESOLVED:** that the Parish Council object and that Cllr Farrar be delegated to draft the objection for the Clerk to submit to the City Council.

Cllr Ms Smith advised that local residents had contacted her with complaints regarding the planning application for Allesley Scout Hut. Some of the hirers were business use not voluntary groups, and hirers were generating a lot of traffic which was resulting in double parking in Browns Lane and parking in Streamside Close. The hall was in use day and night with private parties in the evening with a bar, and hall users were creating a lot of noise late into the evening with no consideration for adjoining and close residents.

Application Number: FUL/2015/3052 Application Site: Allesley Scout Hut, Washbrook Lane, Allesley Post Code: CV5 9FH - Proposal: Change of use of existing Scout Hut to a mixed use for childrens nursery (retrospective) and other hall uses eg exercise, adult classes, childrens parties, martial art training, gymnastics and public meetings etc in addition to scouting activities

**RESOLVED:** that the Parish Council support the application in principle provided the issues of car parking and noise nuisance could be addressed.

#### **MINUTE 59/2015 – FINANCE**

a) Payments

Ian Geddes

£23.63

Updating website

b) External Audit of Accounts 2014/2015– Grant Thornton

The Accounts have been returned. An unqualified audit has been given and minor matters not affecting their opinion drawn to the attention of the Council.

#### **MINUTE 60/2015 – MEETING DATES FOR 2016**

Members deferred this item to the November Agenda.

Date of next meeting : 30<sup>th</sup> November 2015.

Requests for November Agenda :Hollyfast Lane being used as a commuter route.

Establishment of Committees.

The Chairman closed the meeting at 9.50 pm.