

## **OLD MILVERTON AND BLACKDOWN JOINT PARISH COUNCIL**

### **MINUTES OF THE MEETING HELD ON MONDAY, 20TH. MARCH 2017 AT OLD MILVERTON VILLAGE HALL**

**PRESENT:** Councillors Mrs.A.Kelsey (in the Chair), J.Emmerson, Mrs. L.Keeling and W.M.O.Tansey; County Councillor W.Redford; District Councillors W.L.Gifford and Miss H.Grainger.

**APOLOGIES FOR ABSENCE:** Councillor J.M.Lander (Chairman) (family commitment); and District Councillors G.H.Cain and Mrs. A.M.Stevens.

#### **1801. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 24<sup>th</sup>. January 2017 were approved subject to transferring "and Police Community Support Officer King" from "Present" to "Apologies for Absence", and were signed by the Chairman.

#### **1802. MATTERS ARISING FROM PREVIOUS MINUTES**

(a). There had been no further developments in the District Council's 2015 election charges issue.

(b). The Development Manager of Warwick District Council had explained that there is a statutory requirement to either publicise planning applications by way of a site notice or by neighbour notification: it was not required to use both and currently the use of only neighbour notifications was being trialled.

(c). The Highways Engineer had indicated that the gullies had been jetted out near the Nuffield Hospital, but apparently the road drainage system was heavily silted and arrangements were in hand to have this remedied soon. Meanwhile the flooding still existed, which was proving dangerous, and there was speculation as to whether the drains might be wrongly positioned. The Clerk would pass these observations to the Highways engineer.

(d). Cllr. Mrs. Keeling reported that, although the footways through the verges in Stoneleigh Road, Blackdown, had been cleared of debris, they were still narrow and certainly not wide enough to use a push chair. It appeared that, over the years, the tarmac had been eroded, leaving the footways little or no wider than a foot. The Clerk was, therefore asked to request the Highways Engineer to reinstate the footways to a reasonable width.

#### **1803. OLD MILVERTON STREET FURNITURE**

Cllr. Mrs. Kelsey was still working on a draft list of Old Milverton Village sites where explanatory plaques might be sited, together with suggested wording, for consideration at a future Parish Council Meeting.

#### **1804. WARWICK DISTRICT LOCAL PLAN**

The good news was received that the outcome of the official Examination into the Local Plan, announced on 17th. March 2017, included the fact that the land alongside Old Milverton Lane for housing had been removed. The Chairman conveyed the view it was regrettable that neither the officers nor the majority of members of Warwick District Council had listened to the Parish Council and as a result for five years Parishioners and other residents of North Leamington had had to suffer the anguish of uncertainty as to what would happen to this land. The Parish Council expressed thanks to District Councillor W.J.Gifford for his support during the process and to Cllr. Mrs. Kelsey for all her hard work, and recognised the significant contribution made by Hunter Page Planning Limited, whose technical advice gave the Parish Council the resolve and courage to pursue its course.

There was regret, however, that the possible site for a future Park and Ride in Blackdown had not been deleted, especially since its need had been ill thought out. It was understood that local District Councillors would be objecting to the inclusion.

The consultation for this stage of the Local Plan was from 17th. March to 5th. May 2017 and it appeared that the Parish Council should make submissions supporting the removal of the Old Milverton land, but taking issue with the Park and Ride proposals. The Chairman was in touch with Hunter page for their advice as to how this should be processed.

#### **1805. OLD MILVERTON AND BLACKDOWN NEIGHBOURHOOD PLAN**

With the likely completion of the Local Plan, the Parish Council may consider development of its Neighbourhood Plan and the amount of work which will be required should not be under estimated. It was agreed that the best way of taking this forward should be debated at the next Parish Council Meeting.

#### **1806. COMMUNITY INFRASTRUCTURE LEVY**

The Parish Council had submitted to the District Council that the draft charging schedules for the Community Infrastructure Levy had been calculated on a hypothetical plan, broadly based on the 2013 version of the Local Plan. Concern was expressed that, since the plan had now substantially altered, materially inaccurate levy rates might result. Accordingly, the completion of the Levy Rates should await the determination of the factual basis of the Local Plan

#### **1807. CORRESPONDENCE AND ANNOUNCEMENTS**

(a). County Council elections would be held on 4th. May 2017 and nomination forms were due in by 4th. April.

(b). A problem was brought to the attention of the Parish Council by Mr. Cliff Davies of Churchside Barn situated at the end of Church Lane. A number of heavy vehicles, attempting to make deliveries apparently to Cottage Farm, had found themselves in difficulty with having to reverse, resulting in the churning up of the verges and imposing heavy pressures on other surfaces, including approach drives. Sometimes, the vehicles were of foreign origin and heavy vehicles were often used to deliver small parcels. The Clerk was asked to write to Cottage Farm explaining the problems and requesting that they aske their suppliers to use smaller vehicles and to avoid taking any heavy vehicles to the end of the Lane.

(c). Notification was received from Warwick District Council that another review of its boundaries was imminent. All Parish Councils affected would be informed, but it was felt unlikely that Old Milverton or Blackdown would be affected, since alterations had taken place fairly recently.

#### **1808. DEFIBRILLATOR**

The Chairman had written to St. James's Parochial Church Council asking what support it might be able to provide for the acquisition and operating of a defibrillator and its response was awaited. The whole question of the suggested venture would be debated at a later Parish Council Meeting, especially since its maintenance would require the cooperative efforts of several people.

#### **1809. PLANNING APPLICATIONS**

(a). There had been no further advice concerning issues relating to Quarry Park, Old Milverton Lane.

(b).The following were noted in accordance with details previously circulated:

*W16/2102 Manor Farm, Old Milverton Road, Old Milverton*  
Adaptations for barn conversion

GRANTED

*[Cllr. Tansey had declared an interest in this application and had not participated in its consideration].*

*W16/2024 Chesford Bridge House, Bericote Road, Blackdown*

Construction of 5 eco-chalets including 100 bedrooms for student accommodation

REFUSED

*W15/1653 Chesford Bridge House, Bericote Road, Blackdown*

Installation of solar panels. Planning permission refused and referred to Appeal

APPEAL DISMISSED

*W17/0155 Blackdown, Old Milverton Lane, Old Milverton*

Change of use from medical facility to create 6 apartments for over-55's

OBSERVATIONS: SUPPORT as appropriate use for property and housing windfall while not consuming Green Belt land. Other observations made concerning size and siting of photovoltaic panels, concern about future development of total site and sewage disposal.

*W16/2046 Llandrecies, Church Lane, Old Milverton*

Erection of replacement dwelling: revision of initial Application

OBSERVATIONS: OBJECTION. Approval given to the proposals blending with the area and most of the revisions. However concern expressed about the size of the proposed dwelling, and the ability to increase it further, in relation to the size of the building plot, together with the proposal to bring the building line forward towards the road. Observations about the size in the original application still applied. The increased size of the house combined with bringing it forward towards the road would have a material impact on the openness of the Green Belt in this part of Old Milverton, contrary to the National Planning Policy Framework. More effective use of the rear garden could be achieved by removing the cesspit, and connecting to Old Milverton's sewage system owned by Severn Trent water authority. It is believed that the main drain is just in the field near to the back of the site. For the new dwelling to be in keeping with the character of other nearby properties the windows should be in white wood rather than the proposed cream aluminium. The Parish Council felt it would be in order for the type, size and colour of the brick to be specified in the planning application and that the roofing tiles should be similar to the neighbouring buildings which again should be specified in any future planning consent.

**1810. ANNUAL PARISH MEETING: MONDAY 24TH. APRIL 2017**

Mr. John Wharam had kindly agreed to speak on the work of the CPRE at the Annual Parish Meeting on Monday 24th. April 2017. Mrs. Sarah Lander had kindly agreed to arrange the refreshments for which the Parish Council expressed its gratitude. The meeting notices were approved for the usual distribution.

**1811. APPROVAL OF ACCOUNTS**

The accounts specified in the schedule provided to Members were approved for payment, including one for £104.70 in respect of refreshments for witnesses at the Warwick District Council Local Plan representation and associated travel to the offices of Hunter Page Planning, Cheltenham.

**1812. ITEMS FOR FORTHCOMING MEETINGS**

(a). There had been some concern about the health of the horse chestnut tree on Old Milverton Village Green, but certainly for the time being its condition did not cause alarm.

(b). The wooden poles, carrying electricity cables through Old Milverton Village were being replaced by the power provider.

**1813. PUBLIC PARTICIPATION** None

CHAIRMAN