

# NEWBOLD PACEY AND ASHORNE PARISH COUNCIL

## MINUTES OF MEETING HELD ON 1<sup>st</sup> JULY 2009

**PRESENT: Councillors:** S Bolton (Chair), J Cooper,  
M Boardman, P Cook

**District Cllrs:** R Wright

**County Cllr:** D Johnson

**Clerk:** P Routly

And 10 members of the public.

### 1. Public participation

Mr Marshall stated that he wished to speak on planning item 7a) , and Newbold Pacey speed reduction measures. Cllr Bolton said he would invite him to do so when the agenda items occur.

### 2. Declaration of Interests

Cllr Bolton declared a personal interest in item 6f as he was a customer of the manufacturer of the notice board. Cllr Cook declared a personal interest in 8a) 4

### 3. Apologies for absence

Cllr Main, Cllr Close, Cllr Pate and Cllr Thornton

### 4. Approval of Minutes of previous meeting held on 6<sup>th</sup> May 2009.

The Minutes of the meeting held on 6<sup>th</sup> May 2009 were unanimously accepted as a true record of proceedings.

### 5. To approve and sign the minutes of the planning meeting held on 8<sup>th</sup> June 2009

The Minutes of the planning meeting held on 8<sup>th</sup> June 2009 were unanimously accepted as a true record of proceedings.

### 6. Matters arising

#### a. **To received outstanding Financial and Other Interests. – All**

The clerk explained she was missing forms from Cllr Cook , Cllr Boardman and Cllr Pate and requested they all be completed. *Clerk to forward copy to Cllr Pate.*

#### b. **Footpaths and the Holloway – update on meeting with WCC – Cllr Bolton**

Cllr Bolton reported that Mr Merrivale had met with a group of local volunteers to discuss training and tools. He also informed the meeting Maria Grace from WCC came out to discuss the state of the Holloway. Since that meeting all the soft vegetation has been cut back and the Holloway is passable. Councillors were still concerned about the overall situation and tough the road would deteriorate again in the winter. Cllr Johnson agreed to look into ongoing issues and report at the September meeting. *Clerk to send Cllr Johnson all the history.*

#### c. **Allotments Update and request to keep poultry / install a greenhouse – all**

After discussion it was resolved to allow the keeping of poultry and installation of a greenhouse on the basis the tenant must be responsible for the birds and all land / buildings must be reinstated when the tenancy is given up. *Clerk to inform tenants.*

**d. Water Main replacement – Clerk**

The clerk informed the meeting that Severn Trent intended to replace the mains from the Village to the B4087 starting on 20<sup>th</sup> July and as a result the road would be closed (except for access) until 17<sup>th</sup> August. *All Councillors agreed to inform those parishioners who may be affected.*

**e. Newbold Pacey sign improvement**

Mr Marshall informed the meeting that as a result of the actions of Cllr Main that budget had been allocated to make further improvements to the road safety and signage through Newbold Pacey over and above the 40mph limit. Improvements would include white lines along the side of the road in the 40mph area, marker posts, tractor turning signs and oncoming vehicles in the middle of road sign. He stated that Graham Stanley had undertaken to start the work as soon as possible. *Clerk to inform Graham Stanley that the Parish Council approves.*

**f. Noticeboard update**

The clerk informed the meeting the notice boards were complete and installed.

**g. Newbold Pacey Phone Box use**

Cllr Bolton invited ideas from Councillors and Parishioners for the use of the Newbold Pacey phonebox , it was agreed to discuss at a future meeting.

**h. Japanese knotweed – Cllr Johnston**

It was agreed the Knotweed on the B4087 towards Wellesbourne had been sprayed and Cllr Johnson agreed to ask the Highways Surveyor to look into the matter. *Cllr Johnson to follow up.*

**7. Planning**

**a. New Applications to consider**

09/00972/FUL Proposed access to serve Flint Hall Cottages and dwellings at Flint Hall Farm. Revised application - previous application no 08/01578/FUL . Flint Hall, Newbold Pacey, Warwick, CV35 9DY

After discussion, and representations from residents of Newbold Pacey the Council agreed unanimously to strongly object to this application for the following reasons: -

The application causes a demonstrable harm to the visual amenity in a rural location bordering a conservation area, and is against all planning policy. The properties already have a serviceable drive with access onto a road with a 50mph limit, the proposal destroys farmland and exits onto a road with a 60mph limit this does not contribute to the basic premise of the application which is argued on the basis of road safety.

Details objection :-

- 1) There is no rational for this extent of road around valuable agricultural land in open countryside (within view of conservation areas). It is against planning policy CTY1. The site is already well served by an access road from the B4087 that was in much greater use when the business of feed merchants was based on site, with hundreds of customers and no evidence of accidents.
- 2) The basis of the application is to improve safety for entry and egress from the site. However, the application proposes to move current site entry from the B4087 which has a 50mph restriction to a minor road with a 60mph limit. It should be noted the junction from the minor road back onto the B4087 at Newbold Pacey is on multiple bends and much more dangerous (with many accidents) than the current Flint Hall access from the B4087. The minor road from Newbold Pacey to Moreton Morrell is narrow and in numerous places vehicles cannot pass without mounting the soft verges. Additional traffic will only exacerbate this problem.
- 3) The applicant stated in the Design and Access statement of the approved Flint Hall Cottages application and that '*It is accessed via an access drive which leads off the main drive access into Flint Hall*' and '*We are therefore of the view that the proposed development will enhance the accessibility of the site and will not therefore give rise to any detrimental issues of access*' and '*The existing boundary treatments and natural features within the site will be protected . This ensures that the general overview of the site will be protected*'. This new application directly contradicts the design statement of the prior application that has just been approved for the cottages. The District Planning Team was presumably satisfied with the existing access on to the B4087 or would not have approved the application.
- 4) The applicant states in the Design and Access statement of the approved Flint Hall development application that '*Moreover, the existing access to the site will be maintained.*' and '*The accessibility of the dwellings to local shops and services etc, will remain unchanged from the existing situation*'. This new application directly contradicts the design statement of the prior application .
- 5) The applicant and his agents are clearly highly experienced professionals who will no doubt have exercised due diligence in the preparation of the original planning applications. It is inconceivable that they will have omitted to thoroughly review the access to the properties in commercial ie. cost and safety terms and more specifically in relation to the requirements of planning approval.
- 6) Policy EF13 refers to developments that "threaten" Conservation areas. The proposed drives will be able to be seen from the Newbold Pacey conservation area.

The application must be considered with all other contradictory applications for this site. It has clearly been purchased by a professional developer who intends to exploit the entire site in the future. There is no other rational for the expense of building a road of around open farm land for a very dubious safety improvement. In fact it is the experience of parishioners that the new access will be significantly more dangerous and of detriment to the open countryside .

The parish council would suggest it would be much safer and cheaper to widen the splay on the existing B4087 access. In fact if the District Council buys into the fact the access requires a safety improvement then it should have make the B4087 access splay improvement a condition when it considered the other applications for this site.

## **b. Decisions of committee**

All decisions are contained within minutes of planning meeting on 8/6/2009.

**c. District Decisions for information**

None

**d. Planning issues.**

- i) Planning enforcement – Cobb House Cottage – Update
- ii) Planning enforcement – Crane Hill – Update

The Clerk informed the meeting that despite requests no updates had been received. It was resolved she should write to the Head of Planning and the Chief Executive requesting actions.

*Clerk to write and request action.*

Cllr Cook also raised the issue of a new gateway on Bromson hill. *Clerk to include in letter.*

**8. Finance**

**a. Approval of payments**

The following payments were proposed by Cllr Bolton, and approved unanimously.

1.	1/7/09	WCC - Village Hut Printing	£10.65
2.	1/7/09	DK Joinery – Notice Board	£1535.25
3.	1/7/09	Friends of Oakley Wood	£50.00
4.	1/7/09	Ray Cook – Notice Boards Installation	£80.00
5.	1/7/09	P Routly - Salary (May/June)	£329.52
6.	1/7/09	P Routly – Expenses (May and June)	£50.33
7.	1/7/09	EON	£18.32

**b. Receipts**

The Clerk reported the following receipts.

1.	SDC Notice Board Grant	£1000.00
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**c. Annual review of Risk Assessment**

The Clerk presented an updated copy of the risk assessment for approval. This was agreed unanimously and signed by Cllr Bolton.

**9. District Councillor's report**

Cllr Wright stated the new single planning committee at SDC was in place despite protest and would run as a one-year trial. The new Joint area committee was being dispensed with despite a significant amount of money being spent on it.

**10. County Councillor's report**

Cllr Johnson introduced himself and stated that as a result of recent elections the Conservative Party were now in control of WCC. He said it would take a while to see if there were any major policy changes as a result.

**11. Correspondence**

Cllr Cooper read out Cllr Pate's report on the Community Forum. Cllr's agreed it seems to be an effective forum. The next meeting is 6<sup>th</sup> August at Lighthorne Heath.

**12. Matters of interest/Any other business**

Cllr Cook requested a letter of thanks to the WI for the village planters. *Clerk to Write*  
The Clerk was asked to arrange grass cutting at the square.  
Cllr Bolton agreed to speak to residents parking on the kerb.  
Clerk to write to Stagecoach about very poor bus service, late and missing buses, also to request a timetable at Newbold Pacey.  
Cllr Boardman agreed to speak to Mr D Cook about cutting the Village Garden with a scythe.

**13. Any Other Business allowed by Chairman as Urgent**

None

**14. Date of next meeting**

It was resolved that the next meeting is to be held in the Ashorne Village Hall on Wednesday 2<sup>nd</sup> September at 7.30 pm.

There being no further business the meeting closed at 9.40pm.