

Stoneleigh & Ashow Joint Parish Council

Minutes of the Ordinary Meeting held on Thursday 22nd November 2018
at Stoneleigh Village Hall at 7 pm

PRESENT:

Deputy Chairman Cllr J Astle
 Cllr D Jack
 Cllr A Bianco
 Cllr S Williams (arrived at 19.10)
 District Councillor T Wright
 District Councillor P Redford
 County Councillor W Redford

There were 9 members of the public present.

73. Apologies

Apologies were received and accepted from Cllrs R Hancox and M Foster.

74. Declarations of Interest

No declarations were received.

75. Minutes of the last meeting

Minutes accepted and approved

76. Presentation by Susan Bridges (HS2 Ltd), Alan Payne (HS2 Ltd), Andy deBell (Balfour Beatty Vinci) and Ashley Jackson (Laing O'Rourke Murphy)

A presentation was given by Andy deBell of Balfour Beatty Vinci (BBV). BBV are currently working on two packages of work for HS2 comprising approximately 90km of line. The programme of works was set out, detailing work from 2016 to 2026. This is currently in early stages, putting together design and stages of construction; substantial construction has not yet started. The construction phase is due to start in 2019 and will be followed by further infrastructure phases.

There are 3 roads crossing the line that will be constructed – Rugby Rd, Coventry Rd and Leicester Lane. The presentation detailed when work will start on each road (from 2020). The roads will carry on with undisturbed use during the bulk of construction, and night time closures will be used when necessary to minimise disruption. The three roads will not all be worked on at once, again, to minimise disruption. There will be substantial works around Stoneleigh Park and Stoneleigh Road which will start in 2019. This will be the work at Gate 1 at Stoneleigh Park at the B4115, including the overpass, roundabout and Gate 1. The Equine Arena will be moved to the west of the park due to proximity to line.

Lots of the design information is being turned into 3D models, which will provide better information than flat data, although this is taking some time to complete. Currently part way through this modelling. The current scheme design covers a number of elements (detailed in presentation) which are required to be delivered under the Act.

Warwickshire County Council (WCC) have been looking at a scheme to put a new roundabout on Birmingham Road approximately 200m south of the A46, which would have significant merits. This will need to be phased with the HS2 work. This will be a complex scheme and is not within the Act

powers. Highways England are an important part of that element. The agencies are working together to put together an integrated and complete approach.

The overall solution for the area was broken down into a number of proposed outcomes. This would be phased over a number of years and need to work with WCC and Highways England team to achieve it. The proposed new roundabout on A46 will provide better access from compound directly onto A46 south using a new slip road. Nothing is set as yet, as plans have not yet been agreed with WCC and Highways England.

The proposed roundabout on Stoneleigh Road would help to slow traffic down. There is a will to look at the wider picture, but it does require a number of different agencies to come together and there is a lot of effort on all parties. The roundabout will enable traffic to avoid Ashow Road as one of the initial concerns raised was about reducing construction traffic on Ashow Road, so the plan in place aims to achieve that by taking traffic directly onto the A46. Cllr Bianco requested a widening of Birmingham Road. Mr Payne confirmed that land south of the Birmingham Road is not within the Act, so HS2 don't have authority to use that land.

A question was asked about when the final decision have to be made about road system to be used and whether traffic will be using Ashow Road. Mr Payne replied that parallel designs are currently in place, and there is not much time until a final decision needs to be made.

Laing O'Rourke Murphy (LOM) are carrying out design work around A46, and the ramp work. Traffic lights detailed in AP4 are continuing. Cllr Bianco asked why this work is continuing when it has possibly been overtaken by events. Mr Payne stated that these are required until WCC approve the A46 junction and traffic flow is improved.

Cllr Wright questioned whether, as this plan is being presented as an aspiration still under discussion and to be agreed with other partners. If the plan for works to be started mid 2019, this is unrealistic from a community point of view. It was requested that before this is all agreed, it needs to be brought back to the community for consultation.

A question was raised regarding test bore holes drilled locally having uncovered subsoil which is soft, meaning more lorry traffic bringing in more materials, and same issue arises with tunnels, which will mean extra construction costs. Mr deBell stated that tunnel design has been proceeding, not aware of any issue with tunnels. The ground investigation works are ongoing and results will feed into works calculations, method of design and materials used. Thousands of samples have been taken and have identified areas where more are needed.

Cllr Jack asked about the road from the main compound, over the B4113 and through Stoneleigh Park, and expressed hope that it happens. Is this a temporary road? This will not be built by LOM, but will facilitate WCC building it at a later date. LOM want to ensure that everything that is built is future proofed.

A question was asked whether traffic modelling takes into account additional traffic likely to come about because of planned developments such as Kings Hill. Mr deBell stated that HS2 work with WCC about the impact on the roads in the area, and look at models and information from WCC about what is happening on the roads. WCC highways team are looking at the overall position rather than it being the responsibility of HS2, and WCC will take into account future developments.

A four year programme of works is under development at the moment. Completion of design and construction method is due middle of 2019, so expected costs will not be known until then. GPR works may have small road closures associated, generally overnight to minimise disruption.

Mr deBell stated that there has been engagement with schools in the area, as well as local communities. He is keen to get residents thoughts on the frequency and type of engagement in the future to ensure that this is effective. He acknowledged that local residents have valuable information about the local roads and agreed the need to take on board comments from people who live in the area and know the roads well.

Cllr Bianco raised a number of points. He repeated his request for copies of the presentation, which Ms Bridges confirmed she would provide. He questioned about why consents for work around the Thickthorn and Chesford Grange area have not yet been put in. Mr Payne confirmed that consents have not yet been put in because the final solution has not yet been agreed. Mr deBell confirmed that they are working with other bodies to provide a most effective method of working, and are evaluating a number of different ways of working, and will not submit for consents until a scheme has been reached that all parties agree is the best way forward. A process is in place for this to happen, but they are still in discussion with WCC regarding this. Meetings are planned with highways and will look at traffic modelling which will inform outcomes and consents. Consents will come at an appropriate time and will come through from WDC.

Cllr Bianco questioned about tunnelling under the A46, which is a concern because of the disruption of the traffic on the A46. Lack of cover meant that the tunnel couldn't be built, although this has been challenged. Mr Payne replied that they have looked at size of tunnel, there is 400mm clearance. Cllr Bianco stated that the tunnels are going to be made smaller than originally planned at 8.8m in diameter, but has become apparent that this is difficult to achieve and will be more appropriate to have a 7.5m tunnel (Europe standard), which will reduce the speed of the train. Does this mean that it is possible to reconsider the tunnelling option under the A46? Mr deBell stated that the tunnelling solution was not put forward within the Act, so to evaluate a different tunnelling option is outside of contract being worked on. He is therefore not able to take on that as an evaluation. Mr Payne stated that for each section of railway, there is a design line speed. For the line here, there is no tunnel, so that will have an impact on the line speed. If the line speed has been reduced, there may be an opportunity to consider tunnelling. Cllr Bianco asked that this be looked into and for HS2 to report back/

Cllr Bianco asked about the gas pipe line. Mr Payne stated that this is in design at the moment and contractors have been out carrying out technical investigation. Cllr Bianco stated contractors have been out four times. He understands that there is already a plan in place and would like some more information about it. This is causing concern with local residents and would therefore like to know more, so requested HS2 provide more information.

Cllr Bianco asked if there was any more information on numbers expected in the compound? He reply was that there is currently no more information. The EWC compound is currently under development on the B4115, and there has been a complaint about the large lights on the road all night. Mr Jackson stated that he would look into this and would report back.

Cllr Bianco asked about urban compensation. Residents have on several occasions raised the suggestion from the House of Commons that consideration be given to compensate people living outside of the 300m range of work. Ms Bridges stated that urban compensation is designed more for cities, and is relevant to prolonged disturbance. However, the details being finalised and there should be more details available in coming months. Cllr Bianco requested that more information regarding the prolonged disturbance compensation for rural areas be provided.

Cllr Astle asked when it would be best to have another visit from HS2. Ms Bridges confirmed that they will come back to the Parish Council when more is known about the situation with the A46.

77. Public session

Standing orders were suspended at 20.24

A question was raised asking if the report about the Birmingham Road consultation has been published? The report has not yet been published. The results may be open to investigation, however, it was agreed that the no further discussions should take place until the report is published.

- Agenda item for next meeting.

Standing orders were re-instated at 20.26

78. Finance

Finance Report 1st November 2018

Payments / Invoices

Income / Expenditure

Balance brought forward	£38,905.23
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Payments to 31st October

301410	H Watts reimbursement printer cartridge	£25.74
301411	H Watts salary and expenses September	£543.80
301412	Data protection renewal fee	£40.00
301413	Playground annual inspection	£96.60

£706.14

Balance

£38,199.09

At Co-operative Bank plc, Birmingham

38A/C 6101168500 (Current)	£12,713.54
A/C 6101168550 (Instant Access)	£5,063.38
A/C 6101168556 (14 Day Deposit)	£20,422.17

£38,199.09

Cheques to be authorised

301414	H Watts salary and expenses October	£564.30
301415	WALC training (H Watts)	£30.00

Finance report approved.

79. PlanningNew Planning Applications

Application No: W/18/1791

Description: Erection of a single storey extension to the rear of the existing detached garage.

Address: Rose Cottage, 10 Coventry Road, Stoneleigh, Coventry, CV8 3BY

Applicant: Mr Harris

Closing date: 23rd November 2018

Planning Officer: Rebecca Compton

Neutral position

Application No: W/18/1888

Description: Installation of two new roof lights (retrospective) to rear elevation.

Address: 1 The Chantries, Chantry Heath Lane, Stoneleigh, Coventry, CV8 3DS

Applicant: Mr David Perez

Closing date: 23rd November 2018

Planning Officer: George Whitehouse

Neutral position

Application No: W/18/1973

Description: Installation of domestic subterranean LPG tank to serve existing dwelling (Retrospective).

Address: Penns House, Ashow Road, Ashow, Kenilworth, CV8 2LE

Applicant: Mr Gill

Closing date: 23rd November 2018

Planning Officer: Liz Galloway

Cllr Foster has had a look at this because of concerns about proximity to substation, but electricity company have no concerns

Positive

Application No: W/18/1942

Description: Application for the variation of condition 13 of planning permission W16/0239 to allow for the occupation of the proposed UK Battery Industrialisation Centre facility either ahead of, or in parallel with, Jaguar Land Rover's occupation

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: 23rd November 2018

Planning Officer: Rob Young

Neutral

Application No: W/18/2057

Description: Erection of a replacement greenhouse

Address: Avon Cottage, 10 Church Road, Ashow CV8 2LE

Applicant: Mr N Collett

Closing date: 23rd November 2018

Planning Officer: Liz Galloway

Cllr Williams has looked at this case. Two letters of support online. Heritage greenhouse, neighbour has no objections.

Support

Application No: W/18/2098

Description: Application for the approval of reserved matters (details of landscaping and layout) pursuant to condition 1 of planning permission ref: W/16/0239 for the formation of the Community Park landscaping at Whitley South.

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: 6th December 2018

Planning Officer: Lucy Hammond

Neutral

Application No: W/18/2099

Description: Variation of conditions 21 and 25 of planning permission W/16/0239 (outline application for the comprehensive development comprising demolition of existing structures and the erection of new buildings to accommodate offices, research & development facilities and light industrial uses (B1), hotel accommodation (C1), car showroom accommodation, small scale retail and catering establishments (A1, A3, A4 and/or A5), new countryside park, ground modelling work, remodelling of junctions on the existing highway network, associated parking, servicing and landscaping) to allow changes to the specific wording of both conditions to reflect the nature of recent highway works to the Interchange being undertaken.

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: 7th December 2018

Planning Officer: Lucy Hammond

Cllr Bianco stated that there is a lack of information about this application.

Neutral position

Application No: W/18/2171 AG

Description: We have proposed 2 meter high concrete walling to prevent machinery damaging the walls. The design of the building will eliminate the ingress of birds and vermin into the building and also provide security for the storage of agricultural vehicles, machinery and cattle feed against trespassers. The design of the building will provide secure storage for agricultural vehicles and machinery and undercover storage for cattle feed. The construction of a steel portal framed building to be used as a general purpose store.

Address: Stonehouse Farm, Leicester Lane, Stoneleigh, Leamington Spa CV32 6QZ

Applicant: Mr Hunt

Closing date: 7th December 2018

Planning Officer: Angela Brockett

Positive

Progress of planning applications

Application No: W/18/1536

Description: Erection of a front boundary wall with railings and entrance gates (retrospective).

Address: Miller House, Coventry Road, Stoneleigh CV8 3BZ

Applicant: RCA Interiors

Closing date: 10th September 2018

Planning Officer: Rebecca Compton

Decision: Planning permission has been granted

Application No: W/18/1716

Description: Erection of a single storey side extension

Address: Conifers, 2 Long Row, Ashow Road, Ashow, Kenilworth, CV8 2LE

Applicant: Mr Peter Grey

Closing date: 3rd October 2018

Planning Officer: Liz Galloway

Decision: Planning consent has been refused

Application No: W/18/1158

Description: Prior approval under Part 3, Class Q(a) and (b) of the GDPO for change of use from agricultural to a single dwelling with associated operational development

Address: Witherwell Barn, Grove Farm Road, Ashow, Kenilworth, CV8 2LE

Applicant: Mr David Holt

Closing date: 28th September 2018

Planning Officer: John Wilbraham

Decision: Prior approval is not required

Application No: W/18/1490

Description: Demolition of existing large double garage and erection of new double garage

Address: 26 Ashow Road, Ashow, Kenilworth, CV8 2LE

Applicant: Mr O'Shea

Closing date: 23rd November 2018

Planning Officer: Liz Galloway

Application has been withdrawn

Progress of planning applications (Not outcome yet)

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: 11th October 2018

Planning Officer: Dan Charles

Application No: W/18/1717

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 the government funded UK Battery Industrialisation Centre (UKBIC) facility, with associated access, landscaping and parking arrangements at Whitley South (within Development Zone 4 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: Coventry and Warwickshire Development Partnership and UKBIC

Closing date: 12th October 2018

Planning Officer: Lucy Hammond

Application No: W/18/1367

Description: Application to remove condition 9 (agricultural occupancy condition) of planning permission W/90/0006

Address: Dial House Farm, Ashow Road, Ashow, Kenilworth, CV8 2LD

Applicant: Mr Cummins

Closing date: 18th October 2018

Planning Officer: John Wilbraham

Application No: W/18/1582

Description: Variation of condition no. 1 (approved plans) of planning permission W/17/1552 (Application for approval of reserved matters (details of appearance, landscaping, layout and scale) pursuant to condition 1 of planning permission ref:

W/14/1340 for the erection of 93 dwellings) to allow changes to the layout involving switching Plots 18-21 with Plots 40-45, to minimise any impacts on the TPO tree on the northern boundary of the site.

Address: Land on The North Side Of, Common Lane (Crackley Triangle), Kenilworth

Applicant: Bloor Homes

Closing date: 19th October 2018

Planning Officer: Lucy Hammond

Application No: W/18/1733

Description: Proposed erection of a single storey 2 bedroom bungalow on an existing plot with decking area to the east elevation, widening the existing drive by 3 kerb stones permeable gravel circulation and parking areas level to building.

Address: Sowe View, Coventry Road, Stoneleigh, Coventry, CV8 3BZ

Applicant: Mr M Innocent

Closing date: 19th October 2018

Planning Officer: John Wilbraham

Application No: W/18/1439

Description: Change of use from B2 to D2. Recladding of existing building and addition of mezzanine floor. Creation of formalised car park.

Address: 17722-750 Stoneleigh Park, Kenilworth

Applicant: Mr & Mrs Street

Closing date: 21st September 2018

Planning Officer: John Wilbraham

Application No: W/18/0643

Description: Site clearance and mixed-use development of land at Kings Hill for the provision of up to 2,500 dwellings (Use Class C3), 4,000 sq.m. of mixed use floorspace (Use Classes A1, A3, A4, C2, D1 and D2) in a district centre, a primary school, a secondary school, formal and informal open space and enabling infrastructure including new roads within the site and improvements to the existing road junction at Stoneleigh Road.

Address: Land at Kings Hill Lane, Stoneleigh

Applicant: Lioncourt Strategic Land Limited, Lioncourt Homes (Development No.17) Limited

Closing date: 24th May

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 Middlesmarch Industrial Estate, Coventry

Case Officer: Rob Young

80. Matters Arising

a) Neighbourhood Plan

Planned meeting did not take place and has been postponed for the time being. It was agreed that this is important and the Parish Council are keen to proceed with the Plan.

b) HS2 update

Nothing further

c) Kings Hill Housing update

The Parish Council have had introductory correspondence from a Site Delivery Officer at WDC, focussing on developments in South Coventry, including Kings Hill.

- Clerk to copy email to Cllrs Wright and P Redford
- Clerk to invite Site Delivery Officer to January meeting.

Cllr Bianco stated that a published plan for Kings Hill development didn't include rebuilding of Weatherley Bridge (which is shown on WCC plan). This is a listed bridge and will become a pedestrian bridge with a new bridge being built.

Coventry City Council have put forward a plan for a new junction to give access from Kings Hill estate. WCC have refused, as all traffic is directed towards Stoneleigh area. The junction is in Coventry, so although consulted, WCC have no control.

d) Catesby Homes Crewe Lane Housing update

Need to involve the District Councillors for the ward involved. This development still needs to go through planning process.

e) Traffic on the B4115 - issues affecting pedestrians and cyclists

No further action has been taken. Cllr Bianco stated there is no plan in place to have the pathway cleared and a cycle way put in. No plans for pedestrian or cycle ways to be developed alongside roads developed via HS2 as per government policy. He raised the need to question HS2 as to the possibility of including a cycle way, especially as there is a cycle way coming off the A46.

Cllr W Redford stated that WCC are currently preparing a complete plan of all proposed new cycle plans and footpaths, but this is not yet out. It is his understanding that Rocky Lane is included, but can't confirm as yet.

f) Gateway and Whitley South development

Planning application has now been resubmitted for Gateway South. Highways have not responded. This has gone out to consultation, but won't be prolonged because indications are that Highways won't be suggesting any significant changes.

Cllr P Redford is still in discussions regarding mitigation for contaminated soil. Cllr Redford has been waiting for a response from the Environment Agency, but the reply was limited and CPRE have come back with more questions.

g) A46 – A45 link road

Update from WCC:

Officers continue to prepare the detailed design for Technical Approval by Highways England, as the owners of the slip roads and the new bridge, and we are developing plans for phasing and construction with our contractor.

The Side Roads and Slip Roads Orders that were advertised over the summer, have received some objections and these may need to be heard at Public Inquiry, consideration is being given to this issue and I will update this for the next meeting of the Parish Council.

Unfortunately this may have an impact on the formal application for funding from the Department for Transport, but we are still expecting to start the main works on site in the spring 2019 subject to full funding and technical approval.

In preparation for these main works we will continue to undertake early works to prepare habitats for the protected species and to clear the site. An area of the wet woodland near to Finham Brook has been cleared recently, the timing of this was limited due to the presence of otters, and we would expect to continue with tree clearance before the start of the bird nesting season.

There was discussion regarding the issue of the public enquiry, and Councillors were unsure if this will be going ahead..

81. To receive reports from:

a) Police Report:

Theft, Stoneleigh

Please be aware that around 20.30hrs on Friday 16 November 2018 offenders forced and damaged a perimeter gate to gain entry to leisure premises at Coventry Road, Stoneleigh. Once inside the perimeter of the premises the offenders used a crow bar type of device to force entry to 3 commercial freezers but were unsuccessful in their attempts.

b) County Councillor – Cubbington

Next Community Forum will be 20th Feb, with applications in by 28th January.

Warwickshire Fire Service have, for past two months, been providing a hospital to home service.

Received a complaint regarding the Stareton Lane junction with the Showground stating that the new design of the road markings is causing chaos. Upon visiting the site, Cllr Redford

witnessed disgraceful driving with drivers going into showground ignoring all road markings, and many cars driving up the wrong side of the road so they could overtake people who were obeying road markings. Cllr Astle stated that the road markings and layout were very unusual. Cllr Redford stated that there are 3 spaces for turning vehicles. He has requested that the road safety team to go and check this out, and is awaiting their report.

Warwickshire has highest suicide rate in West Midlands, from children to elderly. Public Health team is preparing a suicide strategy to help people.

Autumn budget statement allocates more money for potholes and social care in Warwickshire.

As a result of the split from West Mercia Police, Warwickshire Police has had a big recruitment drive.

c) District Councillor – Stoneleigh & Cubbington - Cllr Mrs P Redford and Cllr Wright

Consternation in Leamington about move of headquarters to a new site, which is the current Coventry Garden car park. Sale of Riverside House will pay for move. Savings to council tax payers £300k per year. Drawback is potential to overrun, so hoping there won't be delays as this would increase costs.

Both Councillors stated a concern regarding a strong Leamington focus from WDC, to the potential detriment of residents in villages outside of the town. They are working to address this within WDC.

82. Correspondence

None

83. Questions to Chairman

A comment was made by Mrs Kenyon regarding the service at Stoneleigh on Sunday night held to commemorate the end of World War One. Mrs Kenyon requested that the Parish Council join with her in commending the organisation of the event, particularly the involvement of Mrs Woolf, and wanted to pass on thanks for such a wonderful event.

- Clerk to include acknowledgement in the Parish News update.

84. Meetings

The next Ordinary Council meeting will be held on 13th December 2018 at Ashow Village Club.

85. Closure

The meeting was closed at 21:26.