

**Minutes of the Ordinary Meeting held at on Thursday 12th July 2018 at Stoneleigh Village Hall
at 7 pm**

PRESENT:

Chairman Cllr R Hancox
Deputy Chairman Cllr J Astle
Cllr D Jack
Cllr M Foster
Cllr A Bianco
Cllr S Williams
District Councillor T Wright

There was 1 member of the public present.

38. Apologies

Apologies were received and accepted from Cllr P Redford and Cllr W Redford

39. Declarations of Interest

No declarations were received.

40. Mr Barry Butterworth, Development Manager at Wasps Arena Coventry addressed the Parish Council regarding the proposed Wasps training ground at Old Leamingtonians Rugby Club.

Standing orders were suspended for the presentation at 7:05 pm.

Mr Butterworth thanked the Council for allowing to him to attend and talk about this proposal. Wasps are a successful premierships rugby club, who have acquired Ricoh Arena, but don't have a training centre. They have been looking for a suitable location, considering over 30 locations and the best one is the Old Leamingtonians Site. Wasps don't want to purchase land and set up something new, they want a partnership approach and to get involved in the local community. They have set up a community foundation and have a new Chief Executive. Four programmes which will be taken run at the new site:

- NEETs (Not in Education, Employment or Training): for young people, covers a mix of classroom and outside.
- Playing advantage: for young people with disabilities and special educational needs
- Project Rugby: for black and minority ethnic boys and girls;
- Move Like A Pro: for men lapsed out of regular fitness patterns, mostly over 50, which usually engages with about 100 men per week.

There are beautiful facilities at Old Leamingtonians Rugby Club and most players from the Leamington and Warwick area. Wasps have worked with Old Leamingtonians for past 3-4 months and have developed good relationships with agreements underway. They are hoping to submit a planning application to WDC after ratification of plans next month.

The area is on green belt land, but there is an opportunity for sports and leisure facilities to be built. The site will be built well back from main road, and will be a single storey with materials which will fit in to the local environment. Old Leamingtonians will not lose out on anything. All age groups to have their own individual pitch. Wasps want to create a centre of rugby excellence for the region, and as part of that will have an artificial pitch as part of the plan. When Old Leamingtonians aren't using the site, Wasps will be using the facility. There will be a staff of 50-70 people, players will be there from 7.30 to 3.30, Old Leamingtonians will come in later and at weekends.

Wasps will be providing own car parking consisting of 70 spaces for staff. When not in use, this parking will be opened to Old Leamingtonians. There will be no reduction in car parking levels and should be an increase. There will be no new floodlights, but some existing ones may be improved and some may be taken out. The building will be purely set up as a functional building for a professional rugby club – offices, showers, changing rooms, gym, cardio therapy, physio, canteen, players' lounge, kitchen etc. Wasps are considering acquiring field next door (to the right towards Helen Ley Centre). Helen Ley Centre have asked to keep some of the land available in case of future development. The plan currently demonstrates existing clubhouse and car park, with the new building and using the existing driveway with improvements. Pitch 2 adjacent to the club house will be artificial, however, plans may be changed by planners. The design is for the building to be low level, wooden fronted with a smart appearance, a building that people will be proud to use.

If approvals and legal are sorted out, planning application will ideally be submitted before the end of the year ideally, so hopefully development will start at the beginning of 2019 and take approximately 9 months, so should be ready for September / October 2019.

Mr Butterworth confirmed that, while the public will not be actively invited in to watch training, the site will not be fenced off, so people will be able to see players on the training pitches.

On the issue of building efficiency, no considerations have been made as yet and this will be something to be discussed with planners. There will be significant expenditure on primary and secondary drainage for pitches and water will need to be taken somewhere, so looking at grey water and attenuation tanks which can then be used to rewater pitches. Not sure as yet as to whether solar panels will be used. There will not be a 'green roof' on the building as this requires a high level of maintenance, results in the growth of weeds and can do damage to the infrastructure of the building.

Broadband is a significant issue for players who use mobile phones a great deal and want reliable coverage, which is an issue in the area. This is being considered by Wasps Head of IT, as the current coverage is not suitable. The Parish Council would ask that if there is a way of adding on Ashow to any extended broadband coverage that this is considered.

It was queried whether all members of Old Leamingtonians know that this is going on and are clear on the proposed plans. Mr Butterworth confirmed that all members have had an email and an EGM has been held where plans had been gone through in detail. The Project Steering Group will be going back to Old Leamingtonians now that more detail is in place and will ensure members are fully informed. Wasps want a lasting legacy for Old Leamingtonians and to provide sustainability for the future.

The Academy will also operate at the site and will play a small number of matches. When night time matches are held, Old Leamingtonians will be able to charge for car parking. There will be a small number of facilities for academy, but they will not be using first team building.

It is not envisaged that there will be an increase in traffic. Players will be on-site between 7.30am and 3.30pm, so will miss rush hour, and will not be there at the same time as old Leamingtonians, who will be able to use the on-site parking. Approximately 4 times during a season, players may leave cars there at the weekend, but then more facilities and car parking will be available than there is at the moment. A request was made that directions on website are via the A46, not via Stoneleigh. It was confirmed that most players come from other direction, so shouldn't be a problem and will keep an eye on this in the future.

It was felt that this will be a great asset to local community, and commitment was given to help get this project through. Councillors are conscious of potential traffic issues and happy that this is being taken

into account, along with visual issues. This represents a great investment and amenity for youngsters in the area.

41. Public session

A question was raised about how the building would be funded and whether funding was sought from local communities. It was discussed that Wasps is a large and successful organisation which can afford this development.

Standing orders were re-instated at 19:36pm

42. Finance

Finance Report 1st July 2018

Payments / Invoices

Income / Expenditure

Balance brought forward	£35,229.46
	<u>£35,229.46</u>

Payments to 31st June

301396	S Windridge – salary and expenses	£471.15
301397	WALC – 3 x training sessions H Watts	£90.00
301398	Three Sixty Interiors – Noticeboard alteration	£110.00
301399	Hannah Watts – PO BOX Reimbursement	£330.00
301400	S Windridge – Stationery	£44.28
		£1045.43

Balance	<u>£34,184.03</u>
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At Co-operative Bank plc, Birmingham

A/C 6101168500 (Current	£9,038.48
A/C 6101168550 (Instant Access)	£5063.38
A/C 6101168556 (14 Day Deposit)	£20,422.17

£34,524.03

Less unrepresented cheques	£250.00
	£90.00

£34,184.03

Cheques to be authorised

301401	Diane Malley – HMRC Payment and Payroll services	£539.34
301402	S Windridge Salary and expenses June	£457.90
301403	S Windridge reimbursement printer cartridge	£39.88

It was noted that there was an anomaly in the travel expenses budget line. This is an error, and an amended budget sheet will be circulated to Councillors.

It was confirmed that a payment for £91.67 was for noticeboard alterations.

43. Planning

New Planning Applications

Application No: W/18/1092

Description: Display of 1no. V-board 'Coming Soon' sign related to the Common Lane development.

Address: Land On The North East Side Of, Common Lane, Kenilworth

Applicant: Bloor Homes

Closing date: 17th July

Planning Officer: Lucy Hammond

TW: Have asked planning department to send details of these applications to Stoneleigh so that when larger applications come through, will have sight of those as well and can monitor everything.

Comment: Unanimous objection due to this being a dangerous area of road and a large board may be a distraction

Application No: W/18/1128

Description: Alterations and improvements to external fenestration of building, construction of new porch and external store extensions, installation of new Air Source Heat Pump heating system, improvements to external landscaping.

Address: Y F C Centre, Stoneleigh Park, Kenilworth, CV8 2LG

Applicant: National Federation of Young Farmers' Clubs

Closing date: 19th July

Planning Officer: John Wilbraham

Comment: Neutral

It was felt that the porch is a poor design which could have been done in a far better way, however, this is a low-grade alteration on a new site which doesn't do any harm.

Councillors commented that they haven't been on a site visit of Stoneleigh Park for a while and it might be helpful to request a walk round with Colin Hooper to see what is happening on the site.

Progress of planning applications

Application No: W/18/0632 and W/18/0632 LB

Description: Erection of a single storey extension to an existing annex to form a new dwellinghouse (Use Class C3).

Address: Abbey Farm, Ashow Road, Ashow, Kenilworth, CV8 2LE

Applicant: Mr & Mrs Burdett

Closing date: 11th May

Planning Officer: Emma Spandley

This application has been refused

Application No: W/18/0480 and W/18/0481 LB

Description: Erection of single storey side extension and demolition and

rebuilding of existing rear extension from porch to garden room

Address: 10 Vicarage Road, Stoneleigh, Coventry, CV8 3DH

Applicant: Mr and Ms Storer and Lowe

Closing date: 11th May

Planning Officer: Holika Bungre

This application has been refused

Address of site to which the appeal relates: The Barn, Stareton Lane, Stoneleigh, Kenilworth, CV8 2LL

Proposed development: Erection of a detached carport

Appellant's name: Mr S Hession

Appeal reference number: APP/T3725/D/18/3193946

Appeal Start Date: 30/04/2018

Closing date: 28th May

Planning Officer: Liz Galloway

The appeal is dismissed

Stoneleigh Abbey

Cllr Wright and Cllr P Redford met with planners regarding the draft assessment report they have received with regards to Stoneleigh Abbey, however it will take time to go through in depth. A number of questions have been raised already, mainly around the quality of info provided by the Abbey which lacks detail, and costs are ambiguous. At the moment, the report doesn't meet the required standards. However, planners will have to go back to the Abbey to try and address these issues. It is assured that following this process if it does not proceed, there will be no further courses of action available to the Abbey. When everything is completed, work will continue to be done if necessary to maintain the Abbey and WDC will work alongside them. There is recognition that this has taken far too long but feel that things are now on the right road.

Old Garage, Coventry Road

WDC Planning Enforcement have provided the following statement regarding this development: Further to the above we have visited site and inspected the detached garage in question. The development falls within class E of the Town & country Planning (General Permitted Development)(England) Order 2015 , and consequently does not require planning permission. Permitted development rights were restored to the dwelling following application W/18/0106 granted 1st March 2018.

Concerns have been raised that there was a garage built with the house, but there has now been an L-shaped garage built which is inaccessible by car and looks like an annexe.

New design standards came into being at beginning of month and definition of garage is within that standard. The difficulty is that nothing can be done until a breach occurs, so the situation needs to be monitored.

44. Matters Arising

a) Neighbourhood Plan

Nothing to report

b) HS2 update

A response has been received from Susan Bridges to the letter sent by the Clerk. The response was felt to be incomplete, and Cllr Bianco asked permission to prepare a reply. The letter from Mrs Bridges contained lots of information not previously provided, such as the proposed jacking up of A46. Cllr Bianco will draft a response and circulate to Councillors. It was positive that timescales have been clarified so that by October to December, there will be an opportunity to contribute.

Cllrs Astle and Bianco and Cllr Wright met with Cllr George Illingsworth, to discuss the proposal for the instigation of a community forum to represent each parish council within the constituency. The Forum would be an action group to who Early Works Contractors and Main Works Civil Contractors could be called to answer questions. Ashton Cull (Senior Parliamentary Assistant to Jeremy Wright QC MP) was present at the meeting and was tasked with raising concerns and the potential for a forum with Jeremy Wright. Following the meeting, Cllr Wright raised concerns to Jeremy Wright and the Parliamentary Secretary at the attitude of Mr Cull who took no notes during meeting. As a result, Mr Cull has now responded, as has the Parliamentary Secretary who confirmed that the issues raised have been noted.

Cllr Jack and Cllr Wright attended the Parish meeting in Cubbington recently, which included a presentation by the Ecological Society of HS2 Ltd. It was a 10 minute presentation and the presenter was very knowledgeable on some issues, but made an assumption that no one knew anything. When a plan was presented and a Cllr asked for a copy, they were told it wasn't for public consumption. At that point, the presenter was asked to stop and withdraw or share the information as it was a public meeting, so it was agreed that the plan would be shared. There were also issues around the presenter stating that they were not a representative of HS2 Ltd, but were a contractor, which was disputed by Councillors who believed that the presenter was there as a representative of HS2 Ltd. There was also a lack of detailed information on issues, for example, the development of ponds.

It was requested that Councillors be informed of any other such meetings taking place locally as it is useful to know what is going on around borders of parish.

Cllr Bianco has requested that Jeremy Wright include the rural compensation scheme for discussion with HS2, as it would be helpful to know the policy for compensating people for the disruption that will start in October. Cllr Bianco confirmed that he will be writing to Jeremy Wright again to make it clear that community still has a number of issues that need to be sorted out. Concerns will also be raised about the attitude of current staff members who do not appear to be appropriately focussed on the issues of concern to the Parish.

c) Kings Hill Housing update

It was confirmed that the Parish Council have submitted an objection to this application. There will be more applications as there will be a separate application for every element and the Parish Council will be able to object to each one.

It was felt that there are two distinct elements to this development, the construction phase and the disruption that will bring, and then the operational phase when development is completed. These are separate things but are being considered as a single element. Need to accept that this is going to be an issue for the long term. Cllr P Redford and Cllr Wright sit on different committees for this project which allows them to see things from different angles.

The Councillors have requested to know if there is any further news, development, plans etc following the objection.

d) Catesby Homes Crewe Lane Housing update

Cllr Wright has included Cllr Bianco on the mailing list for Catesby developments. Currently waiting for the plan to be published to be able to scrutinise it, as are unable to do anything until then. When the application and development plan are available, then can Cllrs can talk to people locally to see what their thoughts are.

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

There are significant issues with pedestrians, cyclists and horses. This issue has been talked about for 4 years, but nothing has happened. Will HS2 Ltd provide funding for any of this? Cllr Bianco is prepared to write to Groundwork to explore potential to fund a cycle & pedestrian path. Cllr Hancox stated that it can be difficult to secure funding from organisations that have no funding available themselves, such as WCC. There may be some opportunity now to get money from the developers, but the difficulty is none of them have clear plans that can link to community projects that they can commit funding to. Reference was made to the experience of community funding promised from the Tollbar development, which resulted in the promise of funding for a bench, which didn't materialise.

Councillors agreed that it would be beneficial if Cllr W Redford attended the Parish meeting in September to discuss a number of issues.

Cllr Hancox proposed the development of a local map with issues highlighted in colours, such as potential traffic issues, as often an image is clearer and more understandable than text. Cllr Hancox confirmed that he may be able to put together such a map which would then be a useful graphic to use on newsletters, noticeboards etc.

It was requested that the issue of Gateway and Whitley South be added to the agenda for future meetings.

Action: Clerk to add this to matters arising in future agendas

45. To receive reports from:

a) Police Report.

Stoneleigh - Incident 242 of 27-JUN-2018 - Criminal Damage
Between 21:00hrs Thursday 21-JUN-2018 and 09:45hrs Sunday 24-JUN-2018 unknown offender(s) entered the bell tower at St. Marys Church, Stoneleigh and caused damage to a number of items.

It was noted that another break-in took place in Cubbington at the same time.

Forms to be completed regarding Community Speedwatch. Martin Innocent happy to be involved, and Sue Crofts happy to be one of three people at the road although doesn't want to use the speed gun.

b) County Councillor – Cubbington

Following three issues reported to me by the Chairman, my report is as follows:

- 1) The granite sets outside 9&8 The Bank where missing, are to be replaced and reset.
- 2) The Birmingham Road footpath,, hopefully should be cleared this week. It will entail the use of a mechanical digger as the footpath needs to be cleared back by 2 to 3 ft.
- 3) Coventry Road, the overgrowth to be cut back to the top of the wall and footpath cleared. This again is going to need a machine to carry out the work.

It would be helpful to inform residents of the use of cutting machines so that where necessary private vehicles can be removed.

There have been complaints about drainage at end of Hall Close with regularly flooding and gulleys now in wheel tracks so always full of debris. Balfour Beatty scraped debris, but subsequent storms put it back. Has now been jetted out properly.

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

Community Fund opened up from July 9th. If anyone plans to put in an application, Cllr Wright is happy to check it before submission to ensure people are clearly articulating what they want and setting out a clear business case. Cllr Hancox confirmed that a bid will be submitted for a projector, screen and induction loop for Stoneleigh Village Hall. Partial funding has already been secured which will help. They equipment will help bring parish council meetings up to date and enable viewing of planning applications etc. It will also support people with visual or hearing disabilities.

A funding bid has been submitted for the WW1 community celebration and Cllr Bianco is hopeful that funding will be secured to pay costs for the choir and history society..

Locally, there is the opportunity to get small amount of monies from Stoneleigh Communities Charities. The Trust help people who in need, and genuine community needs. There are very few projects that happen at the Village Hall that aren't supported from that Trust, enables matched funding.

There are a number of other funds to consider, such as Tesco Plastic Bag fund, Cllr Wright tries to monitor all the available funds. Funds have different criteria around funding from other sources, some will refuse on that basis, others won't. Will look at the social amenity. Key questions are: What do you want, why, what is benefit for community. Also need proper and realistic costings. Cllr Wright confirmed that he is always happy to help with grant applications.

46. Correspondence

- Email from CPRE re fracking petition – would the PC like to sign this as the PC?

This petition is against fracking in general, not specifically to this area. It was agreed that individual councillors will sign if they are in agreement with the petition.

47. Questions to Chairman

Were maps requested for the neighbourhood plan received? Local Ordnance Survey plans and conservation area plans maps were received from district council.

Action: Clerk to resent maps to Councillors.

Cllr Williams requested advice regarding a very large branch fallen off tree in Ashow. The land is privately owned. The branch was in the road but has been hit by so many cars it has now been worn back. Also, logs have been placed along roadside around Stoneleigh Abbey to stop dog walkers parking along the road.

Action: Cllr Williams to pass details and photos to the Clerk, who will refer on to Cllr W Redford with a request to contact Highways about both these issues.

Cllr Bianco requested that HS2 Ltd be invited to the Parish meeting in September to give an opportunity for Councillors to look at developments. The current plan is for ground breaking to start in October, so discussions at the October meeting may be too late.

Action: Clerk to ask HS2 Ltd to bring early works contractor to September meeting.

48. Meetings

The next Ordinary Council meeting will be held on 13th September 2018 at Stoneleigh Village Hall

49. Closure

The meeting was closed at 21:32 pm.