

**Minutes of the meeting of Burton Green Parish Council
Held on Monday 18 August 2014 at 7.30pm
at Burton Green Village Hall**

Cllrs present: Vaughan Owen (Chair)
 Ian Cox
 Marlene Hills
 Marcus Stewart
 Ian deWorringham (Vice-Chair)

In attendance: Cllr Ann Blacklock
 Cllr Michael Coker
 Cllr George Illingworth
 Cllr John Whitehouse
 Claire Turner (Clerk)

128/14 Apologies

Apologies were received and accepted from Cllrs Hickinbottom and Langton.

129/14 Declarations of interest

- (a) Reminder to update interests
- (b) No interests declared in agenda items

130/14 Minutes of the previous meeting

RESOLVED: that the minutes of the previous meeting held on 15 July 2014, having been circulated and read, be signed as a correct record

It was agreed to reorder the agenda to hear from PCSO Ricardo first, then update on the Levan site, and then open for public participation.

131/14 Warwickshire Police – PCSO Craig Ricardo

PCSO Craig Ricardo introduced himself. He explained that following Pete King's emigration, Trent McMurray is the new Safer Neighbourhood Officer for Kenilworth (including Burton Green). PCSO Ricardo was pleased to report very little crime in Burton Green. The only reports are RTCs and thefts from vehicles parked on Crackley Lane. The advice given was to remove all items of value from cars, not to leave anything on display, including cradles for sat navs, and also to clean off the marks sat navs make on the windscreen. There was a similar issue previously at the Beehive Nursery with thefts from vehicles while children were being dropped off. Thanks to patrols and warning notices this has now stopped. PCSO Ricardo drives through Burton Green every day as part of his patrol so is keeping an eye on the area. He also requested that people please phone the police if anything happens. He gave an example of an incident that happened to him personally. Whilst off duty, he was offered the chance to buy tools from some men in a van, he refused and reported it to both West Midlands and Warwickshire Police. The police are very keen to hear

from anyone if this does happen. PCSO Ricardo advised not getting involved with the sellers but to refuse politely, and then, if possible, to try to get the vehicle registration as it drives off. The office number for the local police team is 01926 684404 or residents can call 101.

132/14 Le Van update

Cllr Owen gave an update on the issues at the Le Van site, including the dumping of soil and the removal of a hedge. The parish council has taken advice from a planning consultant. Having reviewed all the planning regulations, the consultant could not see any error in judgement in relation to Warwick District Council's conclusion and subsequent decision to grant the Lawful Development Certificate and that ultimately there are no planning restrictions on the number of mobile homes which can be stationed on the site. PCSO Ricardo has had some involvement in the site and the hedgerow removal is complicated as permission was given by someone for its removal, although that person did not have the authority to do so. PCSO Ricardo explained that there is a meeting of all parties due to take place to try to resolve the issues. Cllr Owen reminded everyone of the law around hedgerow removal. Cllr Whitehouse stated that Warwickshire County Council is keeping an eye on the issue of drainage from the site onto the Greenway. Other issues discussed were the site levels because of the amount of soil moved, the potential presence of great crested newts, and licence conditions for the site. Warwick District councillors will look into issues of environmental health and the caravan site licence; they will raise them with Craig Lowe. They also asked PCSO Ricardo about whether a fly-tipping offence had taken place, he couldn't answer definitively as the law is complicated.

133/14 Public participation

No items were raised.

134/14 Smallholding, Red Lane update

The second application for a lawful development certificate has been refused.

135/14 Green Energy solar farm planning application

Councillors discussed the planning application put forward by Green Energy, noting the inaccuracies and inconsistencies in the documentation submitted.

RESOLVED: that a formal objection to the planning application will be submitted

Cllr Owen raised a wide range of issues including the site being green belt land, it not meeting government guidelines, the proposed site being in the sensitive buffer zone between local authorities, the land currently being used for food production, the land being the source of the Canley Brook, the character of the local area, the cumulative effect on Burton Green when combined with HS2 proposals, in 25 years planning policy may have changed so the future use of the site may change, the arguments in the Very Special Circumstances Report are questionable, there are inconsistencies when talking about hedgerows and trees, and that the ecological report is not for the exact area of the site.

Cllr Illingworth added his support to the objections. It was agreed the response to the application needs to make it clear that it is residents of Burton Green who would be most affected were the development to go ahead. It was also felt that many of the exceptional circumstances put forward by the applicants either did not apply or were incorrect. The clerk was asked to write to Solihull Council's Head of Planning to request that the parish council is able to make a representation to the planning committee should the application reach that stage. Cllr Owen will circulate his draft objections for all councillors to add their comments; the clerk will then submit the objection.

136/14 HS2

136.1 Property Consultation response

Councillor Stewart has reviewed the previous property consultation response submitted by the parish council. The extra options do go some way to mitigating previous concerns. Outstanding concerns remain the need to sell element and the percentage figures. Cllr Stewart will circulate a draft response for comments. Cllr George Illingworth updated the council on a meeting he had attended in his role as ward councillor to discuss the compensation options. One issue there and not resolved is what happens if people can't get an estate agent to value their property. The response needs to look at what level of financial support is needed to allow the community to stay together if they wish. Cllr John Whitehouse added that Warwickshire County Council's response is likely to say 300m is inadequate. Cllr Hills also said that the zones need to take account of construction impact and not just the line itself.

RESOLVED: Cllr Stewart will circulate a draft response for all councillors to comment on, the final draft will be brought to the September parish council meeting for final approval

136.2 Select Committee Presentation

Cllr Stewart has drafted a PowerPoint presentation incorporating the key points of the petition.

RESOLVED: All councillors to review the presentation and send Cllr Stewart any comments and thoughts on which items to prioritise

The latest timetable sent through by HS2 finishes with Solihull Council on 14 October so the parish council will not have a slot until after that.

137/14 Neighbourhood Plan

Councillors discussed the pros and cons of continuing with the proposed Neighbourhood Plan. Discussions included the cost of putting one together and whether there would be much benefit to having one, and what it would achieve. Despite other communities having moved forwards and put together Neighbourhood Plans, councillors felt that there were no clear advantages to having a plan, bearing in mind the cost and time involved in preparing one. The Department for Communities and Local Government are currently consulting on proposed changes to the system. Funding for plans is limited and future funding has not been allocated at present. Councillors felt that environmental and ecological concerns were the main priority.

Cllr Michael Coker joined the discussion and explained what had happened in Kenilworth. Kenilworth Town Council decided not to have a Neighbourhood Plan but to have a slightly less formal action plan, which still involved the whole community, but was a more fluid document that could be adapted over time. Although it is early days, Warwick District Council has been taking note of its contents.

RESOLVED: Due to uncertainties around funding, the likely cost, and only limited benefits, the parish council will not proceed with a Neighbourhood Plan at this time

RESOLVED: To investigate an Environmental Survey for Burton Green

Both resolutions were passed unanimously.

138/14 Communications

Members received details of communications as detailed in Appendix A. The clerk also passed on details of two phone messages from Turley, a planning consultancy working for David Wilson Homes. They asked for a slot at a future meeting to discuss their plans. Cllrs believe the site to be green belt land so have asked for more details before deciding whether to agree to the request. It was agreed that the clerk could attend the Cilca Training Day on 23 September at a cost of £10. No councillors wished to have their names put forwards to attend the NALC conference.

139/14 Councillors reports and items for future Agenda

No reports and no future agenda items.

140/14 Finance

The following accounts for payment were approved:

C Turner	Clerks salary August	£302.72
C Turner	Office allow, internet all, reimbursements	£79.26
Warks CC	Pension Contributions	£78.80
WALC	Cilca Day	£10.00
CPRE	Annual Membership	£36.00

141/14 Date of Next Meeting

The next meeting of the Parish Council will be held on Monday 15 September at Burton Green Village Hall.

127/14 Closure of Meeting

The meeting closed at 9.30pm

Signed (Chair)

Date

APPENDIX A

Communications reporting at August 2014 meeting

	Date		From :	Purpose
1	15/7/14	E	Geof Stansfield	HS2 Fraud allegations
2	15/7/14	E	Gurdeep Reyat, WDC	Weekly list of planning applications
3	16/7/14	E	Christopher Cresswell	HS2 Bulletin
4	17/7/14	E	Ann Blacklock, George Illingworth, Michael Coker	Requesting Gary Fisher, WDC, keeps a close eye on the proposed planning application for a solar farm at Nailcote, and that the authority responds to the application
5	17/7/14	E	HS2 Enquiries	Confirmation that Burton Green can have 200 paper copies of the property consultation
6	18/7/14	E	Phil Hopkinson	WDC are looking into Le Van site activities and will report back next week
7	22/7/14	E	Jane Coates	Quiz! How well do you know your area?
8	22/7/14	E	Public Health Warwickshire	Sharing a report called Protecting Health – A Hidden Agenda
9	22/7/14	E	Gurdeep Reyat	Weekly list of planning applications
10	22/7/14	E	Alison Gregory	Cilca portfolio day – 23 September £10
11	22/7/14	E	Jane Coates	Kenilworth Forum grant fund – deadline 8 August
12	22/7/14	E	Alison Hodge	WALC news
13	23/7/14	E	Jane Coates	Reminder to complete community forum survey
14	23/7/14	E	Jane Coates	Royal British Legion Field of Poppies event
15	24/7/14	E	CSW Broadband	July update
16	28/7/14	E	Office of the Police and Crime Commissioner	Community Remedy Consultation on new Anti social behaviour powers
17	30/7/14	E	Alison Hodge	WALC newsletter
18	30/7/14	E	Gurdeep Reyat	Weekly list of planning applications
19	31/7/14	E	Paul Taylor WDC	Flooding Reporting Template
20	4/8/14	E	Phil Hopkinson	Installation of static homes on Levan site is lawful
21	4/8/14	E	Graham Lock, Chair Berkswell Parish Council	Would like to liaise over Select Committee presentations
22	5/8/14	E	Alison Gregory	WALC forthcoming training dates
23	5/8/14	E	WDC Committee Services	Agenda and reports for council meeting on 13/8/14 available online
24	5/8/14	E	Avon Planning Services	Review of Le Van lawful development certificate
25	8/8/14	E	Southern Area Team, WCC	Results of Community/Area Forum Survey
26	11/8/14	E	Manoj Sonecha	CSW Sport Run! – request to forward to anyone who could help signpost running routes or help set up running groups

27	11/8/14	E	Sandip Sahota, WDC	Consultation letter received from SMBC re solar farm at Nailcote
28	11/8/14	E	WDC Committee Services	Agenda and reports for Planning Committee meeting on 19/8/14 are available online
29	12/8/14	E	Lisa O'Farrell, Green Energy	Biodiversity Management Plan for proposed solar farm
30	12/8/14	E	Warwick WALC	Next meeting (AGM) is 17 September. Minutes from 14/5/14, info from Birmingham Airport flight path protection team
31	12/8/14	E	Alison Hodge	Info from DCLG Notes on Neighbourhood Planning and consultation on making the process easier
32	12/8/14	E	Alison Hodge	Opportunity to attend NALC conference (18/9/14) in Bristol
33	13/8/14	E	Gurdeep Reyat, WDC	Weekly list of planning applications
34	13/8/14	E	Georgina Wallsgrove	Invite to Warwickshire Pension Fund Annual Meeting – 28/11/14 9am
35	14/8/14	E	Ann Blacklock	Copy of email sent to WDC Planning with reasons to object to Solar Farm planning application
36	14/8/14	E	Jane Coates	Older People in Action meeting 15/9/14 2-4.30pm Kenilworth Centre
37	14/8/14	E	Jane Coates	Next Kenilworth Community Forum meeting is 8/9/14 at 7pm at Wardens Cricket Club
38	15/8/14	E	SLCC	News Bulletin
39	17/8/14	E	George Illingworth	Copy of letter sent to SMBC Planning re Solar Farm planning application
40	18/8/14	T	Turley planners	Planning consultancy working for David Wilson Homes, interested in a site to the south of Westwood Heath Road and east of Cromwell Lane. Want to present at a future meeting