

Burton Green Parish Council

Minutes of the Meeting held on Monday 21st January 2019 at 7:30pm at Burton Green Village Hall, Hodgetts Lane, Burton Green

Present: **Parish Councillors:** Councillors Grant (Acting Chair), Taylor (Chair) Heyes, Watkin and Marshall, Deeley and Gibbs
District and County Cllrs: Councillors Illingworth and Hill
Clerk: Paul Knight
Public Attendees: 4 members of public were in attendance

Min No.	Item
116	<p>Apologies</p> <p>RESOLVED: Councillors Clay and Leeson had offered their apologies for not attending the meeting and these apologies were accepted.</p> <p>Apologies had also been provided by Councillor John Cooke</p>
117	<p>Declarations of Interest</p> <p>There were no declarations of interest.</p>
118	<p>Minutes of the Meeting of the Parish Council held on 21st November 2018</p> <p>RESOLVED: Subject to Paddy Deeley giving her apologies the minutes of 21st November 2018 having been circulated and read were signed and approved as an accurate record.</p>
119	<p>Community Reports</p>
119.1	<p>County Councillor – read out Cllr Cooke’s report on the following matters:</p> <ul style="list-style-type: none"> -Provision of bus services and County Council response to imminent cuts in services by the provider Stagecoach -The second phase of HS2 and County Council concerns -Report on Warwickshire County Council Fire and Rescue Service judged as good by Inspectorate
119.2	<p>District Councillors – Councillor Illingworth advised councillors about problems with the County Council rejecting HS2 plans to close Dalehouse Lane for 18 months to allow construction work to take place. It was also reported that the Castle Farm leisure centre will be demolished to make way for a 6 court sports hall and a new 80 piece gym; that the scouts and guides will be separately rehoused and that the Abbey Fields pool will be refurbished. Local residents are keen to obtain an outside pool.</p>
119.3	<p>Burton Green C of E Primary School – nothing to report</p>
119.4	<p>Burton Green Village Hall – councillors were advised that the village hall committee had a recent productive meeting with HS2. It is anticipated that the new village hall will be ready by spring 2020 at the earliest. It was also confirmed that necessary works to move the pipeline which crosses the field in which the new village hall will be built, will not affect the construction of the new village hall</p>
119.5	<p>Burton Green Residents’ Association – a discussion was held on the potential for the parish council to fund the production of the Bugel rather than rely on volunteers collecting £3 per household from an ever increasing Burton Green population.</p> <p>RESOLVED: The parish council will look into the legalities of providing the total funding (£680) for the production of the Bugel for this year and report back at the next meeting.</p> <p>It was also reported that Cala homes had been contacted about rubbish in the hedge adjacent to the building site and had provided assurances that they will litter pick the hedge.</p>



119.6	Warwick University - Councillor Grant reported on attendance by Ken Follett, Brendon Batson and Brian Cox at a recent graduation ceremony. Brian Cox was present to celebrate scientific achievements by the University. It was also reported that the Fire Service's quick response to a kitchen fire had been effective and the fire was managed safely. A new car park was due to open shortly, and a new sports centre is due to open in May and will be promoted to local residents.									
120	Public Participation With Standing Orders suspended members of the public raised the issue of houses being left empty by HS2. It is estimated that only 20 of 26 premises are begin rented out with the prospect of three more being vacated shortly. A request was made to the parish council to write to HS2 querying the policy of allowing properties to remain empty for long periods of time thereby allowing valuable village assets to deteriorate. RESOLVED: Cllr Marshall was tasked with writing to HS2 querying their policy on letting out HS2 homes and requesting that all vacant properties be property maintained.									
121	Red Lane Playground The Clerk reported that a quote was expected from our grounds maintenance providers to address minor maintenance problems highlighted by the health and safety report. The quote will be circulated by the next meeting to inform a decision on potential works.									
122	HS2 Councillors were advised of the following: -Revised dates for groundworks now to start in January -A progress report had been received from Michael Byng on potential to extend the green tunnel beyond Burton Green. He will present a full report at the next meeting allowing him time to obtain all the necessary data. Councillors were advised that the HS2 scheme would cost £58 million with the option of extending the green tunnel increasing this estimate by a further £19 million and that this additional work will increase the completion date by 26 weeks. Councillors agreed that Mr Byng's ongoing delay in producing a report for the parish council was accepted given his important input to the bigger picture of challenging HS2 generally rather than on issues directly effecting just Burton Green residents.									
123	Parish Elections A short discussion was held on the May 2019 elections RESOLVED: The Clerk will circulate details of the process involved in creating a new parish council from the local elections.									
124	Housing Archie confirmed that the parish council were expecting a £10K payment in lieu of the parish council adopting the common areas of the Burrow Hill development, that Cala will pay all associated legal fees and that Cala Homes will retain access rights over the land to services. On the issue of Community Infrastructure Levy (CIL) Cllrs Taylor, Heyes and Gibbs will attend a training session to be hosted in Kenilworth in February. There was a short discussion on the implications of CIL for the parish council going forward.									
125	Neighbourhood Plan Cllr Watkin advised the parish council that a draft plan was ready to present to the Steering Group and then an agreed draft would be put out for local consultation. Cllr Watkin explained to all the objectives set out for the plan.									
126	Finance									
126.1	RESOLVED: The following payments were approved by councillors.									
	<table border="1"> <thead> <tr> <th>Creditor</th> <th>Purpose</th> <th>Spend</th> </tr> </thead> <tbody> <tr> <td>Peter Hancock</td> <td>Refund - purchase of gas cylinders used for Armistice Beacon</td> <td>45.70</td> </tr> <tr> <td>Leicestershire Gardens</td> <td>Red Lane Playground - maintenance - October</td> <td>100.00</td> </tr> </tbody> </table>	Creditor	Purpose	Spend	Peter Hancock	Refund - purchase of gas cylinders used for Armistice Beacon	45.70	Leicestershire Gardens	Red Lane Playground - maintenance - October	100.00
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Paul Knight	Refund - December tax	140.80
WCC Pension fund	Pension Dec 2018 - Employers contribution	87.15
WCC Pension fund	Pension Dec 2018 - Employees contribution	20.49
Paul Knight	December salary	211.11
Burton Green RA	Grant funding - Bugel Costs	340.00
Paul Knight	Refund - ICO annual registration fee	40.00
Paddy Deeley	Refund - purchase of Neighbourhood Plan gift	50.00
BG Village Hall	Hall rent for October/November to parish council	36.00
BG Village Hall	Hall rent for October/November NP Design meetings	18.00
Paul Knight	December 2018/January 2019 expenses/office costs	67.84
Paul Knight	Refund - January 2019 tax	194.40
WCC Pension fund	Pension Jan 2019 - Employers contribution	120.47
WCC Pension fund	Pension Jan 2019 - Employees contribution	28.32
Paul Knight	January salary	292.07

126.2 Reconciliation and analysis
RESOLVED: Councillors received a report on the third quarter 2018/19 budget reconciliation and analysis.

126.3 To agree precept and budget for 2019/20
RESOLVED: Councillors unanimously agreed a precept of £14365 minus any Council Tax grant allocation, and the associated budget for 2019/20.

126.4 To discuss and agree matters relating to a request for £340 of funding for RA
RESOLVED: The award of grant funding of £340 towards the production of the Bugel was unanimously approved stipend for the Bugel.

127 **Communications**

Councillors reviewed the correspondence list and agreed that no further action was required.

128 **Councillors reports and items for future Agenda**

None

129 **Planning**

RESOLVED: Councillors agreed the following responses to applications received.

Ref	Address	Details of Application	Resolved
W/18/1957 HS2	Land adjacent to South Hurst Farm, Crackley Lane, Kenilworth, CV8 2JW	Kenilworth Cluster Ecological Mitigation (Creation of three ponds and associated reptile basking banks at sites SK124B and SK130A)	No observation
W/18/2246	196 Cromwell Lane, Burton Green, Kenilworth, CV4 8AP	Two storey rear extension and loft conversion with dormer	No observation
W/18/2241	Chymera House, 287 Cromwell Lane, Burton Green, Kenilworth, CV8 1PN	Erection of two first floor side extensions; demolition of existing garage and erection of a two storey front extension	Objection on the basis of bringing forward the development line and not in character with the open nature of the area

W/18/2335	Lodge Farm House, Westwood Heath Road, Coventry, CV4 8AA	Erection of 2 dwellings.	See Appendix A
W/18/0643	Land at Kings Hill Lane, Stoneleigh	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. Outline application with all matters reserved except for access.	No comment at this stage

Councillor Watkin advised the parish council of the request from Crest Nicholson for names for the first 7 roads in the Westwood Heath development. He offered up various suggestions based on extending community cohesion with existing road names in Burton Green.

RESOLVED: Councillors unanimously approved providing Councillor Watkin with the authority of the parish council to submit names based on a community cohesion theme and to tweak these as necessary.

Councillor Marshall advised that he had attended a KOGG meeting to address issues arising from proposals to develop housing on the edge of Berkswell and 3000 plus houses planned for Eastern Green.

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Date of Next Meeting

The next meeting of Burton Green Parish Council is at 7:30pm on Monday 18th February 2019 at Burton Green Village Hall

The meeting finished at 9:00 pm

Signed.....

Dated.....Feb. 18th.....



Appendix A

THE RESPONSE OF THE BURTON GREEN PARISH COUNCIL TO THE ERECTION OF TWO DWELLING HOUSES AT LODGE FARM - W/18/2335

The Parish Council strongly opposes this application. Indeed we are surprised that this application has gone forward as it is clearly at odds with the Local Plan.

At the Inspector's examination, the decision was taken to build 425 houses at Westwood. However it was resolved, in no uncertain terms, that no other house above that figure should be built in that area unless the road infrastructure was improved. At this point, no road improvements have taken place. Indeed the traffic situation is far worse than evidenced at the Examination, not least with the further expansion of the University.

The inspector also insisted that the properties and gardens around Lodge Farm were green belt. So this proposal makes a mockery of the Inspector's recommendations.

But even without these reservations, Councillors would be reluctant to grant permission. In the last few weeks, two planning applications have been rejected in Burton Green. One for the conversion of an existing storage building to a dwelling house at Arnold Farm, W18/1531 and the other for a house at Hillcroft, Red Lane, APP/T3725/W/18/320. The arguments advanced by the Planning Officer and the Inspector, Steven Rennie against these developments seem to have a relevance for the two dwellings at Lodge Farm.

It seemed at Arnold Farm, that the conversion to a dwelling house set a precedent and undermined the Council's housing strategy as comparable applications would be difficult for the Council to resist. It did not enhance or maintain the vitality of rural communities. Surely the same arguments could be used against the two house at Lodge Farm. As regards the intensification of use of access and highway danger, the problems at Lodge Farm are in a different league. There will be far more cars using the road/track with insufficient room for two cars. As for access onto Westwood Heath Road, residents already know it is a nightmare. There is insufficient room, visibility is difficult and turning right towards the University is hazardous especially as cars are beginning to pick up speed down the hill.

In his appeal decision on the house at Red Lane, Steven Rennie believed it was inappropriate and diminished the openness of the Green Belt. In many ways, the impact would be far greater at Lodge Farm and residents don't have HS2 in close proximity as do those in Red Lane. I am sure the Inspector would question whether there were any special circumstances for building the two houses and it would certainly conflict with policy DS18 of the W.D. Local Plan whereby "there is a strong presumption against development that would conflict with the purpose of the Green Belt and adversely affect the open character."

In conclusion, councillors believe that the building of these two houses should not go ahead and they would not command support in the community.

