

**CLIFTON UPON DUNSMORE PARISH COUNCIL  
DRAFT MINUTES OF THE MEETING OF THE PARISH COUNCIL**

Held on 6 March 2017  
At the Townsend Memorial Hall, commencing 7.30 pm

**Present:** Cllr H Duncan, Cllr L Edwards Cllr G Neelakantan Cllr C Palmer and Cllr A Robinson

Also present: Borough Councillor Leigh Hunt and thirty two residents of the parish.

Clerk: Mrs C M Lord

MINUTE

ACTION

In the absence of the Chair of the Parish Council, the Vice-Chair Councillor Alastair Robinson presided over the meeting.

The Vice-Chair welcomed everyone to the meeting, and as there was such a large number of residents' present, reminded the meeting that as it states on the Agenda the public and media will be excluded from the last item (17) because some of the business may be considered as confidential under Section 38 of Standing Orders; as it relates to staffing matters.

He also reminded the meeting that the public forum (item 3) provides an opportunity for the public to address the Parish Council to raise matters of concern or to make comments, with the consent of the Chair.

Lastly he informed the meeting that item 12 has been withdrawn from the meeting, whilst consultation takes place with the Planning Authority, and that it is likely to be considered at the next meeting.

16/219    **1. Apologies for absence**  
Apologies were received and accepted Cllr M Nash (Chair) and County Councillor P Morris-Jones.

16/220    **2. Declarations of Members Interests and requests for dispensations.**  
Councillor Duncan declared a non-pecuniary interest in planning applications R17/0170 and R16/2449 in respect of her friendship with the applicants.

16/221    **3. Public Forum – suspension of Standing Orders**  
Public Forum opened at 7.35pm.

A number of residents addressed the meeting expressing concerns and objections to the part-retrospective planning application relating to re-opening of an old canal arm by Clifton Cruisers. The Vice-Chair reiterated that although the Parish Council would listen to their concerns, the formal process of responding to the consultation via the Planning Authority must be observed and objections submitted to Rugby Borough Council.

A resident addressed the meeting with his concerns which were in summary: access and egress to both the site itself and via Station Road, increased traffic movement, lack of parking facilities, the construction of an access track over adjoining farmland and over an old bridge, light and smoke pollution, noise, construction of informal parking spaces and sheds on the side of the canal and destruction of natural habitat.

A resident expressed concern about increased access on to Vicarage Hill and what appears to be the residential use of the site (narrowboats moored permanently) and contrary to the application.

A resident expressed concern to the construction of a track over farmland, stating that according to old maps has not been a track previously (contrary to the statement in the application).

A resident expressed concern about the increase of vehicular traffic and access to the site for emergency services; stating that the local farmer already experiences difficulties taking large machinery to his property because of parked cars.

A representative of the School Governors expressed concern about the increased use of Station Road for access to the site, and difficulties attempting to exit from Station Road onto Main Street.

A number of residents addressed the meeting to express their concerns and objections to the application for the construction of a dwelling in Manor Lane.

A resident expressed concern about access and egress to the dwelling which due to its position at a narrowing in the lane was likely to require manoeuvring onto the curtilage of the established property opposite to achieve.

A resident expressed concern that there was not enough parking space for 2 cars within the boundary, contrary to the application.

A resident expressed concern that the proposed window on the gable end would be intrusive to the adjoining property.

A resident expressed concern that the established habitat for a diverse range of biodiversity would be destroyed.

A resident expressed concern that a portion of the site lies within the conservation area, and the construction would be against the principles of conservation; and that the established Beech tree, hedgerows and natural habitat should be preserved.

A resident expressed concern that the design of the proposed dwelling would be out of character for the area, and would be detrimental to the entrance of the village.

16/222 **4. Public Forum closed and Standing Orders resumed at 7.50pm**

16/223 **5. Minutes of the Parish Council meeting held on 6 February 2017**

The Members agreed that the minutes of the meeting were a true and accurate record. They were approved and signed by the Vice Chair, Cllr Alastair Robinson.

16/224 **6. Matters Arising and progress against resolutions**

None raised.

16/225 **7. Financial Matters**

*Payments*

The list of payments made since the last meeting was presented and accepted by the Members of the Parish Council. The Vice Chair signed the list of payments made on behalf of the Parish Council.

06/02/17	108.00	SLCC Enterprises Ltd
06/02/17	15.00	TMH Committee
06/02/17	220.00	KB Block Paving PC16/203
13/02/17	43.64	EON
15/02/17	16.00	Quill Payroll
22/02/17	302.06	EON
25/02/17		Christine Lord– Salary protected under DPA 1998

16/226 *Financial Statement*

The Members examined and accepted the Statement of Accounts for the period ending 28 February 2017, which was signed by the Vice Chair as a true record.

16/227 **8. Planning matters**

1. *R17/0170 – Land at Manor Lane – Erection of a new dwelling.*

Cllr Palmer proposed that the Parish Council should object to the above application as there was no significant difference to the previous application in 2009 which had been refused, and a subsequent appeal was rejected by the Planning Inspectorate. At that time, there were a number of concerns relating to the construction being detrimental to neighbouring properties and the local area. He considered that despite being constructed at an angle to the adjoining property, the new dwelling would block the light and be overbearing.

In addition, he expressed concerns about the proposed access to the property at a 'pinch point' in the lane, which may require use of a neighbouring property to achieve, and also that the space allocated for parking 2 cars was no sufficient. Cllr Neelakantan seconded the proposal, expressing the view that the development was not appropriate for the location at the edge of the conservation area, and that that it would be detrimental to the natural look of the entrance to the village. Additionally, concerns were expressed about issues of loss of established natural habitat.

On a show of hands the Members resolved to object to the planning application. There was one abstention.

16/228 **RESOLVED:**

**That the Parish Council objects to planning application R17/0170 for the following reasons:**

1. **There is no significant difference in the details of the previous application refused in 2009.**
2. **The construction of the dwelling on the edge of the conservation area is contrary to Section 12 of the NPPF.**
3. **That the construction of the dwelling would be detrimental to the adjoining property, being overbearing and leading to loss of light, and is contrary to Section 7 of the NPPF.**
4. **That the access to and from the property may be dependent on the use of land belonging to the properties adjacent and opposite, contrary to highways requirements.**
5. **That there appears not to be enough space to park 2 cars within the boundary of the new dwelling**

*R16/2449 – Clifton Cruisers – Re-opening of disused canal arm, relocation of offices, laying of access tracks and associated works (retrospective).*

The Vice-Chair opened the discussion by informing the meeting that a site visit had taken place recently to enable the Members to view the works already undertaken personally.

Cllr Palmer stated that whilst local businesses should be supported; the site is not suitable for the purpose it is being used for. The access is poor from both Vicarage Hill and Station Road, there is insufficient parking space for the existing business and there appears to be no restriction on the time allowed to moor at the site.

In support Cllr Edwards seconded the proposal to object to the application stating that there would be significant impact on the surrounding environment, with additional lighting, loss of natural habitat and increased traffic movements.

Cllr Robinson proposed that the Parish Council should object to the retrospective application where the works to which it related had been done without permission, and in what appears to be a breach of planning regulations. In addition, despite being informed of this the applicant has persisted with the works. He expressed concerns that the Planning Authority had not gone to greater effort to stop the works.

He expressed concerns that the number of what appears to be permanently sited residential narrowboat moorings exceeded and is contrary to the 6 residential moorings stated in the application.

In addition to the potential breach of planning regulations he expressed objections to the construction of an access across farmland (which contrary to the application statement there has not been a track over the land previously) to the increase in traffic movement and the standard of the construction methods and materials used. He also expressed concern that an Elsan disposal point is being constructed directly over a land drain, which empties directly into the canal, and has the potential to pollute the existing canal system.

Cllr Edwards seconded the proposal. On a show of hands the Members resolved to object to the planning application. There was one abstention.

16/229

RESOLVED:

**That the Parish Council objects to planning application R16/2449 for the following reasons:**

- 1. The applicant has persisted with the construction of the facility despite being informed that an application for permission is required.**
- 2. The Parish Council would raise the question of the need for the development, as there have been three significant marina's built in the locality at Crick, Barby and Onley, which they believe still have significant capacity to fill.**
- 3. The PC would seek assurance that no residential moorings be permitted as this would set a precedent, akin to a housing development - and this has further implications - see Point 4 below.**
- 4. The development would result in significant loss of established natural habitat and be detrimental with additional lighting, noise and smoke pollution to the surrounding area; contrary to Section 11 of the NPPF.**
- 5. The development will significantly increase the vehicular movements in / out of the existing access on Vicarage hill - the PC have concerns about the vision splays and road width, at this point, to cope with this.**
- 6. An access track already has already been installed off Station Road. The Parish Council strongly objects to this on the grounds of safety for children arriving at / leaving the school and for the many pedestrians accessing the footpath by the proposed track. Station Road is a single track road and cannot cope with additional vehicle movements.**
- 7. There are insufficient parking spaces for the potential 52 narrowboats in the area adjacent to the main entrance on Vicarage Hill.**
- 8. The materials used in the construction of the development are of a poor standard, contrary to Section 7 of the NPPF.**

16/230

R17/0275 – Avondale Station Road Certificate of lawful existing use of the property as a dwelling house

**The Parish Council resolved to make no comment on this application**

CLERK

16/231

R17/0276 – Orchard Close Lilbourne Road. Erection of two storey side extension, single storey rear extension and other alterations

**The Parish Council resolved to make no comment on this application**

16/232

R17/0287 – 29 North Road. Erection of a single storey extension.

**The Parish Council resolved to make no comment on this application**

16/233

Notice of Appeal – Clifton Lakes, A5 Watling Street.

**Noted**

16/234

**9. Correspondence**

- WCC - Installation of Traffic Signal Junctions as part of Rugby Link Road construction

The Vice-Chair informed the meeting that they Parish Council had received the public notice relating to the installation of traffic lights at 3 junctions along the new

Link Road; at Butlers Leap, The Kent and Hillmorton Lane. The notice would be erected from 10 March 2017.

16/235 **10. County and Borough Councillors' reports**

Borough Councillor Leigh Hunt reported that:

- Rugby Borough Council had produced a balanced budget, with the first increase in 8 years, of £5.
- The 'opt-in' green waste collection will start in April. The fee of £40 can be paid from today. Residents may keep their green bins or opt to have the removed if they do not want to participate in the scheme. Residents are advised that they can still place kitchen waste in their black bins.
- She had challenged the decision not to include a left-hand filter towards Butlers Leap in the design of the Link Road, but has assurance that a trigger point of 1700 dwellings will be used to undertake a review of the road junctions
- Construction on the traffic calming scheme is likely to commence in late May or June. A full update will be provided at the next meeting.
- She has 'called in' the planning applications at Clifton Cruisers and Manor Lane to ensure that they are considered by the Planning Committee, and she will speak on both applications The Canals and Rivers Trust have requested that the canal arm is drained to allow a full inspection. She urged residents to write or complete an on-line objection form to both Rugby BC and Warwickshire CC (as the Highway Authority)

16/236 **11. Reports from Councillors**

16/237 **Update on purchase of a community defibrillator – Councillor Palmer**

Councillor Palmer informed the meeting that the cabinet for the defibrillator had been installed and that the registration of the unit with the West Midlands Ambulance Service and the nationwide locator system was underway. Signage directing people to the location of the Defibrillator will be erected at key points around the village in due course. Training on the use of the Defibrillator will be provided on Saturday 25 March – more details will follow shortly.

16/238 **Update on the Conservation Group – Councillor Edwards**

Councillor Edwards informed the meeting that the attendance at the Great British Clean Up litter pick on 4 March was poor, however the 10 residents who took part were enthusiastic and achieved a huge amount, with 16 bags of rubbish and numerous pieces of car debris collected. She reiterated that the litter picks were not the responsibility of the Conservation Group, and that everyone was welcome to join in and do their bit for the village.

Other projects planned this Spring are:

- Cutting back the Ivy in the pocket park and painting the railings once Orbit Housing have carried out a Risk Assessment.
- Sanding and varnishing the Noticeboards

16/239 **Proposed consultation surveys on a Joint Village Event and an Adult Trim Trail – Chair**

The Vice Chair explained that the Parish Council are keen to gauge the opinion of residents on proposals to run a joint village event with Newton Parish Council and also to install an adult 'Trim Trail' at the playing fields. To this end a survey will be available to complete and return to the Parish Council. The survey will also be available on the website and Facebook page.

16/240 **15. Application for transfer of allotments to a grazing lease**

This items was postponed until additional information is obtained from Rugby Borough Council.

16/241 **16. Projects / items to apply for grant funding from RBC**

The Members were requested to examine the range of grants available from Rugby Borough Council this year, and what funding the Parish Council should apply for; then submit proposals for consideration before the next meeting. The deadline for applications is 16 April.

16/242

**Action**

**All Members to consider items that could be funded via RBC grants and submit proposal prior to the next meeting.**

ALL

16/243

**17. Draft Car Parking policy**

The Members considered a draft of a policy which would provide a framework for the use of the Lilbourne Road car park.

Cllr proposed that the policy should be adopted; limiting the use of 'long stayers' who abandon their cars for weeks at a time, and which deny space to users of the TMH and the Church, forcing them to park on the road.

Cllr Edwards raised concerns about monitoring and enforcement of the policy, however agreed that there needed to be a policy to restrict over stayers and large vehicles.

Cllr Duncan seconded the proposal, and on a show of hands all Members agree to adopt the Car Parking policy.

16/244

**RESOLVED: That the Parish Council should adopt the Policy for the use of Lilbourne Road Car Park.**

16/245

**18. To receive Members motions for the next meeting.**

None received.

16/246

**19. Date of next meeting**

The next meeting of the Parish Council will take place Monday 3 April 2017 at 7.30pm

The meeting closed at 9.00pm

Minutes approved and accepted as correct

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Chair

Dated .....