



## Minutes of the Extraordinary Meeting of the Parish Council

7:00 pm, Tuesday, 5 December 2023

Pillerton Priors Village Hall, Pillerton Priors, CV35 0PJ.

### **Present:**

Cllr Hewson, Chair  
Cllr Brooks, Vice Chair  
Cllr Thomas  
Cllr Hitchman

### **In attendance:**

Alana Collis, Clerk  
Two members of the public

### **Apologies**

Cllr Forsyth  
Cllr Littlewood, SDC  
Cllr Seccombe, WCC

The meeting started at 19:03

#### 1. Apologies

Cllr Forsyth had submitted apologies. It was RESOLVED to accept apologies (Proposed: Cllr Hewson, seconded: Cllr Hitchman).

#### 2. Declarations of Interest

None

#### 3. Dispensations

None

#### 4. Public Forum

Mr and Mrs Horn spoke about their planning application at Leasowes Farm, formerly the Leamington Hobby shop. Purchased in November 2022 as a self-build project. There was previous planning approval which expires mid-2024 and there is a restriction on the permission that it must be completed within three years. The building has had the commercial shop fittings removed but there have been issues with the water supply. The planning application is a re-application. Neighbouring property is a MA application and there was an option to do this but as self-builders, the time restriction was considered limiting and therefore this is a full application which also includes a car port for storage of equipment. Addition to existing property includes one obscured window, the car port, and a new boundary fence (existing one is not in keeping with the surroundings).

#### 5. Planning Matters

##### a. Planning applications

To note the planning applications received.

- i. 23/03101/FUL – Leasowes Farm, Barn 1, Pillerton Hersey Road, Oxhill, Warwickshire, CV35 0RL. Conversion of building to create dwelling with associated boundary treatment and carport.



Cllr Thomas sought clarification that the proposed work was just minor changes (one window, carport etc). Cllr Brooks sought clarification about floor area. Mr Horn explained that the new application includes a mezzanine floor and the car port. These two features increase the floor area calculated. Cllr Brooks noted that the plans include addition of a new boiler but no low carbon sources such as solar photovoltaics or air/ground source heat pumps. The applicant mentioned that a consideration had been made and it was not favourable with the cost of electricity. Cllr Brooks mentioned that one side of the car port pitch roof is an aspect suitable for PV panels which would support the EV charging point in the car port.

Cllr Brooks asked about the support for self-build. Mr Horn confirmed that there is the VAT reclaim and exemption from the Community Infrastructure Levy (CIL). It was noted that there is also a requirement as part of the Core Strategy for a certain amount allocation for self-builders.

Cllr Hitchman queried the structural report which has been external only and not internal. The applicant confirmed that this report had been done for the previous owner and access was limited due to shop fittings. However, after the fittings had been removed, the applicant had test holes done. The floor level will also be raised by 15 cm to raise the floor above the flood level risk. A damp proof course will also be installed.

Cllr Hitchman asked whether they had considered a risk of flooding. The applicants mentioned that, in the period of living on site (12 months) the lake has not flooded and neither has any other part of the site. The level in the septic tank does vary depending on water levels and rainfall. Cllr Brooks sought clarification regarding sewage. This was clarified that it was a treatment plant and not a septic tank and is specified to support residential development of 15 people, but it will only serve this one house. In terms of other services, all utilities are covered, particularly with recent installations of high-speed broadband.

It was RESOLVED to support the application on the basis that the property already has class M permission granted and the full application provides the applicant with good time to complete the project which is sympathetic to the surrounding buildings. Councillors support the installation of insulation in line with current building standards and noted government support for self-build. The council encourage the applicant to investigate and consider installation of infrastructure to support low-carbon energy generation. (Proposed: Cllr Hewson, seconded: Cllr Brooks, all in favour).

b. Planning decisions

To note the decisions to the following applications.

- i. [23/02855/TREE](#) – Church View, Pillerton Hersey, Warwick CV35 0QJ. T3 flowering cherry - Fell. Replace with Blenheim apple.

Councillors noted that permission had been granted.

## 6. Village Green working group

The Clerk updated Councillors that a response had been received from Wellers Hedley. Mr Taylor had been out of the office but was due to return 30 November and would contact Mr Fillmore.

Cllr Hewson and Cllr Hitchman had spoken to Mr Fillmore before this and had exchanged information. Mr Fillmore had details of the sales particulars from a previous time the manor was sold. There was also a suggestion from Mr Fillmore that the entire site (not just the verge) maybe owned by Warwickshire Highways.

ACTION: Cllr Hitchman to contact WCC Highways to ask for their view.

## 7. Finance

- a. To approve accounts for payment 5 December 2023

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It was RESOLVED to pay the following items: expenses to the Clerk to purchase of salt and shovel (for grit bin on the Oxhill Bridle Road), invoice to WALC (for a training course), the cost of the hire of Pillerton Priors Village Hall (two meetings) and the Clerk's December salary (contracted hours). It was noted that the salary would be paid at the end of the month. (Proposed: Cllr Hewson, seconded: Cllr Hitchman, all in favour).

## 8. Reports and questions

**Budget:** Councillors asked the Clerk to ensure the draft budget be circulated before Christmas. The Clerk confirmed this and is awaiting information regarding insurance, WALC subscription and tax base.

**Footpaths and hedges:** Cllr Hewson had met with a resident who was interested in footpaths and hedges. A footpath off Oxhill Bridle Road and to Watery Lane had overgrown hedges so that the footpath was impassable. Cllr Hewson has cut back some brambles, but the vegetation is not too bad. There was also consideration of the hedge on the side of the road between the War Memorial and Church making it narrow and with poor visibility. A solution is to remind residents to trim their hedges (before nesting starts). Cllr Brooks highlighted s126 of the Highways Act in terms of a speed being appropriate to be able to stop.

**ACTION:** Cllr Hewson to add something to newsletters (deadline 19/12/2023) regarding footpaths, hedges and the Highways Act. The new grit bin will also be mentioned.

**Trees:** The Clerk mentioned that a TPO has been made for a Lime Tree on the verge near Coverwell Farm.

**Dogs and livestock:** Cllr Hitchman mentioned that there have been incidents of dogs off a lead in areas where there are livestock. This included an incident where Cllr Hitchman was checking his sheep and witnessed a large dog attacking a muntjac deer. The deer later died of its injuries. Other residents have mentioned incidents with dogs around livestock. It was agreed to put a note in the newsletter and mention the rural environment and responsibility to have dogs on leads as well as encouraging residents to report incidents to the Rural Crime team / Shipston Neighbourhood team via 101.

**ACTION:** Cllr Hewson to include a note in the newsletter regarding reporting of incidents with dogs.

**Natural environment:** Cllr Hitchman noted that Tysoe village have established a local Wildlife Network and there was an opportunity to liaise with this group in the future.

## 9. Exclusion of Public & Press

None

## 10. Date of the next meeting

The next ordinary meeting of the parish council will be held:

- 7:00 pm, Tuesday, 9 January at Pillerton Priors Village Hall

The meeting closed at 20:04.

# Pillerton Hersey Parish Council

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## Appendix A: accounts payable

<b>PILLERTON HERSEY PARISH COUNCIL</b>					
<b>ACCOUNTS PAYABLE 5 December 2023</b>					
<u>To Whom Payable</u>	<u>Payment method</u>	<u>Ref</u>	<u>Ex VAT</u>	<u>VAT payable</u>	<u>Totals</u>
<i>Accounts paid since last meeting requiring the formal approval of the Council</i>					
					£ -
					£ -
		<b>Sub-total</b>	<b>£ -</b>	<b>£ -</b>	<b>£ -</b>
<i>Accounts for payment on 5 December 2023</i>					
Alana Collis (expenses - for salt and shovel)	BACS	Exp Nov23	£ 23.40		£ 23.40
WALC	BACS	INV #636	£ 35.00	£ 7.00	£ 42.00
Alana Collis (salary, December 2023)	BACS		£ 107.72		£ 107.72
HMRC (for Clerk salary, December 2023)	BACS		£ 27.00		£ 27.00
Pillerton Priors Village Hall Mngment Comm	BACS	PPVH-2023-20	£ 24.00		£ 24.00
		<b>Sub-total</b>	<b>£ 217.12</b>	<b>£ 7.00</b>	<b>£ 224.12</b>
		<b>TOTAL</b>	<b>£ 217.12</b>	<b>£ 7.00</b>	<b>£ 224.12</b>
Invoices checked and agreed					
Signed					