**Meeting Type** Extra Ordinary

**Date**  Monday 14th August 2023

**Time**  19.00

**Venue**  St March’s Church, Tysoe

**Councillors Present** David Roache (Chairman), Malcolm Littlewood, John Tongue, Amanda Venables, Adam Wyatt

**Apologies**  Cllr Rebecca Billings

**In Attendance** Cllr Malcolm Littlewood, Charmaine Swift (Parish Clerk & RFO)

**Members of the Public** 4

**55. WELCOME and APOLOGIES**

Cllr Roache opened the meeting and thanked everyone for coming.

Apologies were received from Rebecca Billings. Cllr Bardey did not attend.

**56. DECLARATION OF INTERESTS**

**a)** Cllr Tongue declared a non-pecuniary interest in the planning application for Peacock Lane, 23/01737/FUL.

b) Cllr Roache declared a non-pecuniary interest in the planning application for Winchcombe Farm, 23/01946/FUL

**57. PUBLIC FORUM – 15 MINS ONLY**

Cllr Roache wished to minute his thanks to the Parish Clerk for her work with Severn Trent Water to ensure a funeral within the village this week would go ahead without any issues.

No further matters raised by the public.

**58. AREAS OF RESPONSIBILITY**

**Planning – Cllrs Tongue, Venables & Wyatt.**

1. 23/01869/FUL Walnut Tree Cottage, Epwell Rd, Upper Tysoe, Warwickshire CV35 0TN. First Floor side bathroom extension, first floor gable extension and a small garage side extension.

The proposal to support this application as it improves the look of the house from the road and took the outlook of neighbours into consideration, was received.

Proposed: Cllr Tongue Seconded: Cllr Wyatt **All in Favour**

1. 23/01010/FUL Land North of Summerton House, Lower Tysoe, Warwickshire CV35 0BYonstruction of single, detached self-build dwelling.

Discussions took place for and against the applications. Conditions were also agreed regarding dark skies policy, landscaping and the northern hedge and the hedge along the road being maintained.

The proposal to support with conditions was received.

Proposed: Cllr Tongue Seconded: Cllr Venables 4 votes in favour -1 vote against – motion carried

Cllr Tongue to advise Clerk of correct working for Online Planning Portal.

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1. 23/01737/FUL Westcote Stud Ltd, Tysoe Rd, Radway, Warwickshire CV35 0BS

Change of use to a mixed use for a secure dog walking and equestrian land together with the addition of a filed shelter and re-location of a field shelter.

Cllr Tongue spoke to the Planning report and said that this application is at the northern most tip of the Parish and is for half of a piece of land approximately 6 hectares in size. (Application would use half of this land.) He noted that there was nothing on the drawings to show how much parking space would be provided and that the existing welfare building was to be surrounded by 6ft close board wooden fencing. He said it was possible that this building could then be used for accommodation and would suggest that a temporary planning permit be issued for 5 years only. More details needed to be supplied regarding the colour of the fences, lighting, and parking. Another councillor commented that maybe there should be a condition on the hours of use, proposing 7am until 8pm, and the condition that one car should only have one person with 2 dogs maximum.

The proposal was to support this application with the above conditions.

Cllr Tongue to advise Clerk of correct working for Online Planning Portal.

Proposed: Cllr Tongue Seconded: Cllr Venables All in favour

Cllr Roached asked members of the public if they had any questions regarding this application – there were none.

1. 23/01836/FUL 2 Peacock Lane, Tysoe, Warwickshire CV35 0SG

Construction of link detached garage and carport.

Cllr Venables reported that this application was to replace a current structure (garage) with solar panels on the roof and a battery. She and the team had visited the site which is in a listed building area and the house is fairly well secluded.

Cllr Roache commented that this work would be an improvement on what is currently there.

No comments from the public.

The proposal was to support this application.

Proposed: Cllr Venables Seconded: Cllr Wyatt 4 votes in favour 1 abstention. Motion carried.

1. 23/01946/FUL Winchcombe Farm Shenington Road Upper Tysoe Warwickshire CV35 0TH

Change of use of two buildings from residential Holiday Let usage to residential usage ancillary to the main building. No changes to internal or external layout or appearance

Cllr Tongue spoke to his report noting that Winchcombe Farm has 8 lettable units. Occupancy rates have gone down due to Covid, and the relatively new Air B&B lets and therefore the owners wish to make the 2 nearest houses available for residential use. These are currently used for family members. He commented that making the change to straight forward letting is a cause for concern and the team would like longer to consider the request.

The proposal was to object to this application as the team do not understand how it complies with planning regulations. They would like to hear the planning officer’s view of what the purpose of this application is and how it complies with planning regulations, and to take advice from SDC Solicitors.

No comments from the public.

Proposed: Cllr Tongue Seconded: Cllr Venables 4 votes in favour 1 abstention Motion carried

Cllr Tongue to advise Clerk of correct working for Online Planning Portal

1. SDC/23CM0011 Sewage works, Back Lane, Tysoe, Warwickshire, CV35 0BZ

Installation of one kiosk (motor control centre) at Sewage Treatment Works, West of Lower Tysoe, Warwickshire.

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Comments received were that there was no screening of this building from the open countryside.

The proposal to object in principle in the applications present form due to the colour of the building and lack of landscaping and screening of it from the open countryside.

Proposed: Cllr Venables Seconded: Cllr Tongue All in favour

**59. DATE OF NEXT MEETINGS**

a) Monday 12th September 7.30pm Ordinary meeting in the Village Hall, Main Street, Tysoe

b) Monday 10th October 7.30pm Ordinary meeting in the Village Hall, Main Street, Tysoe

c) Monday 13th November 7.30pm Ordinary meeting in the Village Hall, Main Street, Tysoe

d) Monday 11th December 7.30pm Ordinary meeting in the Village Hall, Main Street, Tysoe

e) Monday January 8th 2024 7.30pm Ordinary meeting in the Village Hall, Main Street, Tysoe

f) Monday February 12th 2024 7.30pm Ordinary meeting in the Village Hall, Main Street, Tysoe

g) Monday March 11th 7.30pm Ordinary meeting in the Village Hall, Main Street, Tysoe

h) Monday 8th April 7.30pm Ordinary meeting in the Village Hall, Main Street, Tysoe

**60. FUTURE AGENDA ITEMS & MATTERS ARISING**

1. Speed tests in the village

Action: Clerk to invite Beverley Cressman to next parish Council meeting to report on the tests.

**61. CLOSURE OF THE MEETING TO THE PUBLIC AND PRESS**

Cllr Roache closed the meeting at 8.00pm

**62. PRIVATE AND CONFIDENTIAL**

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