

**MINUTES OF**  
**AN ORDINARY MEETING**  
**OF**  
**HARBURY PARISH COUNCIL**

Held in the Village Hall, Harbury on Thursday 25 January 2007      Page 405

Present:            Cllrs Biddle (Chairman), Patrick, Thompson, Hancock, Lockley,  
                         Ellis, Mancell, Winchester, Thornley & Van Spall T.B

Apologies:        P C Hill

In Attendance:   Mrs N Thompson (Clerk), County Cllr Stevens, District Cllr Patrick,  
                         District Cllr Dally, PCSO Reading and three members of the public.

**07/01 PUBLIC PARTICIPATION**

Mr Bloxham explained some problems that he was experiencing with tractors damaging the fence and post at the front of his garden. It was agreed that the Community Support Officer would attend and speak to the owner of the nearby farm regarding this.

**07/02 MINUTES - 26<sup>th</sup> October 2006**

**It was resolved** that the minutes of the **Ordinary Meeting** of the Parish Council of 23<sup>rd</sup> November 2006 having been circulated be taken as read and signed as a true record.

**07/03 DECLARATION OF INTEREST ON ITEMS ON THE AGENDA**

The following interests were declared by members:-

Cllr Thornley: Harbury Albion Football Club as her son is a member of the club and also Harbury Village Hall as she is a member of the committee.

Cllr Ellis: Harbury Rainbows as her daughter attends this group.

Cllr Lockley: Harbury Rainbows as his daughter also attends the group.

Cllr Winchester: Harbury Rugby Football Club (Juniors) – grandparent of member.

Cllr Mancell: Harbury Rugby Football Club (Juniors) – grandparent of member.

Cllr Patrick: Member of the Village Hall Committee.

**07/04 REPORTS FROM OTHER BODIES**

i     Harbury School Governors (KE) .

The next meeting of the Governing Body will take place on 7.2.07, however, Cllr Ellis said that the School was very interested in the children becoming involved in designing plans, posters etc for the proposed traffic calming measures.

ii    Public Safety

PCSO Reading reported that a second PCSO had been appointed to Southam Station. Harbury had been experiencing a spate of Satellite Navigation System thefts although a suspect has now been arrested. There had also been some damage to cars parked in Wagstaff Close and nuisance youths had been apprehended behind the Wight School. She had developed good contacts with the “drop in” facility run from the kitchen of the Village Hall and would also be interested in getting involved in any anti-speeding measures which the Council

may be considering introducing. Cllr Lockley commented that some residents had complained about youths meeting at the new bus shelter, sometimes until midnight and it was agreed that a police officer or PCSO would visit this area in the future.

The clerk reported that a response had been received from Follett Property Holdings regarding dangerous bathing at the Bishop Bowl site. The company would be meeting shortly with its Health & Safety Advisor in order to see what, if any, further measures could be taken to make the site more secure.

iii Smartwater (JP)

To date there had not been as high a take up in Mill Street as in Manor Orchard although it was noted that not all of the information packs had been delivered yet. The next targeted road will be South Parade.

iv Southam College (SH)

The Council had received a copy of the consultation document on the College's plans to increase their admission numbers to 221 and had returned a response saying it had no objection to this. The College had performed very well, particularly with regard to the "Value Added" figures in the recent league tables. Indicative numbers for admission in September 2007 were 275 for 221 places. Cllr Hancock said she had recently attended the College for a whole day for a Health & Safety Inspection. This had gone well and she had also been impressed with standards of behaviour seen whilst on site.

v Twinning Association (SH)

The next planned event is a fund raising quiz to be held on 4<sup>th</sup> March.

vi Village Hall (JP)

Cllr Patrick reported that the VH Committee was still having talks with the architect about the proposed development plans. The Committee was also in the process of collating letters of support from users of the Hall to be used in evidence for applications to grant bodies.

vii WALC/ NALC

The clerk had circulated some information regarding a WALC seminar on the Local Government White Paper – the Impact on Parish and Town Councils. This event is free of charge and will take place on Tues 20 February. The clerk and Cllr Thornley will attend on behalf of the Council.

## **07\05 DEPPERS BRIDGE**

### **A. Matters Arising**

i Harbury Station Bridge

Following some residents raising concerns regarding the proposed traffic lights for the bridge, Cllr Van Spall reported he had attended a number of meetings with both residents and WCC and that this had culminated in a presentation to the Stratford Area Committee on the previous evening. As a result of this, the Committee had agreed to delay the work on the bridge in order to consider alternative viable schemes. Cllr Van Spall said that he wished to record his thanks formally to County Cllr Stevens, David Malin, Ron Grey and the other concerned residents for their hard work on this matter. Cllr Van Spall said that the preferred option now would be to have a weight restriction placed on the route and also to provide support for the credible alternative scheme formulated

by the residents. He suggested that the residents' group should be able to call on the clerk's assistance in terms of administrative support. However, concerns were raised about this by other members due to the clerk's current busy workload and also the need for the Parish Council to remain impartial from any residents' group. Following further discussion **it was resolved:** that a sub-group of cllrs be formed to deal with this matter further consisting of Cllrs Van Spall, Thornley and Biddle. The clerk was also instructed to write to WCC to state that it was believed that the minutes of the meeting held on 5.1.07 between residents, cllrs and representatives from WCC were inaccurate in that it was not recorded that road traffic data presented at the meeting had in fact been disputed by both cllrs and residents there. Cllr Van Spall will draft a letter for the clerk on this matter. It was also agreed that every third "Cllrs Surgery" sessions (to include cllrs from County, District and Parish) will take place in Deppers Bridge.

**B Correspondence** – none.

**C Members Items** – none.

## 07/06 PLANNING

### A Decisions on Planning Applications

- i Permission Granted with conditions by SDC:
  - Kingston House, 4 Mill Street:** Erection of single storey and two storey rear extension together with the repositioning of the existing timber conservatory to provide additional accommodation comprised of cloak room, new kitchen, ( with existing kitchen forming new utility), dining room, additional double bedroom on the first floor with shower en-suite.
  - 9 Honiwell Close:** proposed rear extension.
  - Westfield Farm Cottages, Fosse Way:** Proposed extension to existing garage.
  - 4 Highfield Cottages, Station Road:** Two storey side and first floor rear extension, with relocation of conservatory.
  - 1 The Pound:** Two storey extension to side and ground floor extension to rear of existing.
  - 20 South Parade:** Two Storey extension to rear of dwelling.
  - Land South of Sharmer Farm, Fosse Way:** Proposed new glasshouse – for reduction of food miles and bad weather protection and winter production.
  - Church House, Crown Street:** Alterations to existing dining room and lounge fireplaces.
  - Land off Ufton Road:** proposed demolition of existing workshop buildings and replacement with new business use/workshop unit.
  - Montgomery House, Mill Lane:** T1 horse chestnut, reduce 1no. lateral by approximately 20%, crown thin by 10% and leave in a balanced condition.
  - Wissett Lodge, 9 Church Street:** T1, yew, crown reduction by 20%.
  - 39 Farm Street:** T1 ash, fell. T2 sycamore, fell.
- ii East Area Planning Committee: nothing to report.
- iii Parish Council Made No Representation On The Following:
  - 35 Farm Street:** T2 conifer - fell
  - 10 Church Terrace:** T1 birch- thin crown by 20%
  - Church House, Crown Street:** Alterations to existing dining room and lounge fireplaces.
  - 20 South Parade:** Two storey extension to rear of existing.

**Allington House, 1 Farm Close:** 2no. damson – fell.

**Dennys Close, Temple End:** T1 conifer – reduce height by apprx. 8m (25 feet),  
T2 contorted willow- reduce height by approx 3m (10 feet).

**24 Pineham Avenue:** First floor extension to side of existing.

**Land Adj. The Ranch House, Chesterton Road:** Change of use from  
agricultural land to paddock and equestrian.

**19 Farley Avenue:** Two storey extension to side and rear of existing.

**Pineham Farm, Bush Heath Road:** Demolition of lean-to barn to allow for  
construction of new pitched barn.

**Bramley House, 3 Farm Close:** Proposed first floor extension above existing  
garages.

iv The PC Made Representations on the Following :

**Westfield Farm Cottage, Fosse Way:** Proposed extension to existing garage:

COMMENT- The Parish Council made the following comments:

- from the plans the extension looks larger than the given area of 43 x 63sqm
- The SDC Tree Officer should be informed of the removal of the two trees.
- would it be feasible to impose a restriction on this application to prevent the extension being used as a separate dwelling in the future.

**Bridge End Farm, Bull Ring Farm Lane:** Repositioning of caravan:

COMMENT – the Parish Council has no objection to the moving of the caravan  
but would wish to reiterate that the caravan should at no time be used as a  
permanent residence or be allowed to set a precedent as a residence.

v Permission Refused by SDC: nothing to report

vi Enforcement notices issued - none

vii Appeals: Pending: Bishop Bowl Lakes, appeal by Follet Property Holdings, use  
of land as a distribution centre and depot.

viii Tree Preservation Order: none

B Other Planning Matters

i Bishop Bowl Lakes: 21 lodges, Associated Car Parking and Highway Junction  
This application had been previously circulated to all members of the Planning  
Working Party and it was also available for other members of the Parish Council  
to see. Following discussion **it was resolved:** that the clerk return a  
representation of OBJECT to this application on the following grounds:

- The original application had been specifically for fishing lodges, whereas this  
current application refers to them as “leisure lodges”. Widening the scope of  
the uses of the lodges in this way to general leisure purposes is considered to  
be unacceptable because it could lead to a much larger and more intrusive  
development which would be damaging to the surrounding communities and  
to the site itself.
- The plans make provision for extensive widening of the junction on both the  
west and east sides of the B4452 – the East side is not relevant to this  
application and is not necessary.
- The application will result in an increase in traffic, however there is no traffic  
survey included in the application. The leisure lodges are include a minimum  
of two bedrooms, in some cases three, and it is considered that this may result  
in more than one car per lodge at any one time.

- The applicants have not demonstrated a local need for the development and there is no business plan included in the application.
- The application is contrary to the spirit of the masterplan process.

It was agreed that the clerk would draft the representation and then forward to the Planning W/P for final comments before submission.

ii Bishop Bowl Lakes: Fisherman's Clubhouse, Car Parking and Highway Junction Improvements

This application had also been circulated to all members of the Planning W/P and was available at the meeting for other members to view. Following discussion, **it was resolved:** that the clerk returns a representation of OBJECT to this application for the following reasons:

- The effect of this application would be to remove the condition that the clubhouse be used only for fishermen which could lead to a larger and more intrusive development that is detrimental to the site itself and to the surrounding area.
- the applicants have not demonstrated at local need for this application.
- the application could lead to greater traffic movements particularly as the applicants see the need to widen the road junction. There is, however, no traffic survey with this application and the same comment as made with regard to lodges applies; there is no need to include widening of the road on both sides with this application.
- the application is contrary to the spirit of the masterplan.

It was agreed that the clerk would draft the representation and then forward to the Planning W/P for final comments before submission.

iii Bishop Bowl Lakes: Formation of Masterplan

Members who had attended the meetings regarding the formation of the masterplan asked for it to be minuted that Follett Property Holdings are not engaging in the masterplan process. Their representatives refuse to answer any questions at the meetings and there is no real or meaningful dialogue in process regarding the future of the site. **It was resolved:** that a representative will attend a meeting with Ernest Amoako of SDC to formally complain about the way in which the process is being conducted.

iv Draft Supplementary Planning Documents on Local Choice, Developer Contributions towards Transport Schemes, Car & Cycle Supply.

It was noted that details of these documents had been forwarded to members of the Planning Working Party.

C Correspondence – none.

D Members Items – none.

**07/07 PROPERTIES**

A Arising from the Minutes

i BMX Project

Cllr Thornley reported that she hoped to receive the plans for the proposed BMX track very shortly.

## ii Playground Reports

The clerk had circulated copies of the free annual inspection from SDC to all members. Cllr Hancock said that she had met with a representative from the Council's quarterly inspectors, Coventry City Council, and had been satisfied with the standard of inspection carried out and the knowledge of the playgrounds displayed by the inspector. The Properties W/P had also inspected the area of the playing fields prone to rutting. It was agreed that this was a large area and it would be expensive to install a mesh surfacing over the whole of it. The most practical solution would be to roll the whole area once the field becomes drier. The following work is also outstanding:

- Children's Play Area- gate post is loose in ground, clerk to arrange repair.
- Children's Play Area – concrete slabs need to be extended in order to improve the pathway to the bench. However it was noted that a child had recently tripped on the existing slabs. Properties to look into this further.
- Holes, in playing fields – these have been caused by previous goalposts etc. Cllr Winchester's husband has volunteered to fill them in.

Drainage work: The Properties W/P had also inspected the recent drainage work carried out to the ditch at the playing fields. It had been found that the ditch was now flooded because the drainage hole had been placed too high to remove the water and the clerk was instructed to arrange a meeting between members of Properties and the contractor.

## iii Harbury Tennis &amp; Netball Clubs

**It was resolved:** to move this item to Finance & General Purposes.

## iv Cemetery Path

Two quotations had been received for this work, both of which had been circulated to members. Following discussion, **it was resolved** that the quotation from Sutherpark Ltd for £2125 plus VAT be accepted.

## v Cemetery Chapel

The clerk reported that one of the leaded windows of the chapel had been damaged either by wind or vandalism. The clerk is currently investigating the cost of replacing this window.

## vi Christmas Lights 2006

Members felt that the new lights on the tree outside the Wight School had been very successful. The clerk has thanked Mr Ridgley and those others involved for all their hard work.

## vii Trees Adjacent to Pineham Farm, Playing Fields

The clerk had had a meeting with a representative of WCC regarding the trees at the far end of the playing fields adjacent to Pineham Farm. It had been agreed that these trees would be cut back by WCC at no expense to the Parish Council.

B Correspondence

## i Grass Mowing Quotation, 2007 Season

**It was resolved,** that the quotation from MFM Services, previously circulated to members for grass cutting on the playing fields at £44 per mow (based on 22 cuts average) be accepted.

## ii Vicarage Lane, The Pound &amp; Binswood End – Quotation

**It was resolved:** that the quotation from R P Hall & Sons for repair work to the Greens at Binswood End, The Pound and the verge at Vicarage Lane for £415 be accepted.

C Members Items

i Projector and Video Camera

Cllr Van Spall proposed that the Council consider purchasing a projector and video camera to allow the making of presentations easier. It was agreed that this would be discussed under the context of the budget in Finance & General Purposes.

**07\08 ENVIRONMENT**

A Arising from the Minutes

i Street Lighting

The clerk had obtained two quotations for the replacement of two concrete columns, one of which is damaged, the other goose necked in Manor Orchard and Queens Close. These were found to be WCC £763.48, ABB - £766. **It was resolved:** that the quotation from WCC be accepted. The clerk had also met with representatives from WCC to discuss the status of the remaining concrete columns in Manor Orchard/Wagstaffe Drive and Sutcliffe Drive and the surrounding roads. An inspection by WCC had revealed some cracking in eight of the columns. These will need to be prioritized along with a proposal for a new light in Hall Lane within the context of next year's budget.

ii Village Improvements – nothing to report.

iii Traffic Management

Cllr Lockley has had no further feedback from WCC.

B Correspondence

i Harbury Society – Bendigo Mitchell Crossroads

Correspondence had been received from the Harbury Society stating that they had written to WCC to complain about the dangers of the Bendigo Mitchell Crossroads on the Fosse Way. It was agreed that the Council would also write in support of this letter.

ii Proposed Road Closure – Middle Lane

The clerk had received correspondence that Middle Road will be closed to traffic for two weeks between the dates 5.3.07 and 27.4.07 for carriageway resurfacing. It was agreed that the clerk would put an item in the Harbury News to inform residents of this.

C Members Items

i Flooding – Church Terrace

Cllr Ellis said that the corner of Church Terrace and Hall Lane had recently been extensively flooded again during the recent wet weather. The clerk has reported this to Highways.

ii Highway Edges

Cllr Van Spall said that he had noticed that grass verges with no kerbs were being left with a rut at the side of the grass which was then sometimes filled with

tarmac by Highways. This led to a progressive widening of the road. Cllr Stevens said that he would look into this matter on behalf of the Council.

## **07\09 FINANCE AND GENERAL PURPOSES**

### **A Arising from the Minutes**

#### **i Precept & Budget 2007/08**

The clerk had circulated a spreadsheet detailing the budget to all members. Cllr Mancell briefly went through the spending plans. It was proposed that the precept be increased this year to £57232 – much of this increase was due to the District's decision to remove \$136 from Parish Councils. The budget plans included a proposal to terminate the concessionary travel scheme, support the Village Hall Development plans, progress the traffic calming schemes within the village and continue with the streetlighting replacement programme. Following discussion, **it was resolved**, proposed by Cllr Winchester that the budget be accepted and that a precept of £57232 be requested for the year 2007/08.

#### **ii Concessionary Travel Scheme**

Following discussion, **it was resolved**: that the concessionary travel scheme be discontinued from July 2007.

#### **iii Tennis Club Contributions**

Cllr Mancell and Hancock had met with representatives of the Tennis and Netball Clubs to discuss the proposed contributions for the Sinking Fund. It was agreed that these needed to be increased in order to encompass the required repairs to the Netball Court and that a contingency figure of 20% had been allowed for this in the budget figures. **It was resolved**: that the contributions be increased by 20% from September 2007 for all parties to the fund.

#### **iv Parish Plan Review**

Cllr Thornley reported that she had been monitoring the Parish Plan Review and suggested that the Council should consider when the Plan should be updated. It was agreed that the clerk would ask Mrs Ridgley's advice (WRCC) on this. Cllr Thornley also commented that Deppers Bridge was not included specifically in the Plan and was not included in the centre page map. Cllr Van Spall said that, at the time of drawing the plan together, there had been no outstanding issues regarding Deppers Bridge.

#### **v Parish Council Dates**

The clerk pointed out that there was a clash of dates at the Village Hall with regard to the Annual Parish Meeting. It was agreed that the clerk would check if the Tom Hauley Rooms were free on that date.

#### **vi Communication with Parish**

Cllr Biddle said that some residents were unsure of their right to speak at the Parish Council meetings and that communication with the parish generally could be improved. It was agreed that the clerk would add details of how to speak in the Parish Council advert in the Harbury News, on the website and in the Diary Dates if possible.

### **B Correspondence**

#### **i WCC – Integrated Risk Management Plan, Fire & Rescue.**

Correspondence on the proposed scheme had been copied for all members.

- ii Rev. R Brown  
A thank you card had been received from Rev. Roy Brown and Mrs Brown for the presentation made to them by the Parish Council before Christmas. Cllr Van Spall asked for thanks to Cllr Biddle for organizing the successful evening to be minuted.
- iii Rural Cinema Scheme – Harbury Village Hall  
Correspondence had been received from the Village Hall Committee saying that it would be happy for the Hall to be used as a venue for any future Rural Cinema Scheme. Further correspondence had also been received from SDC stating that the District had now applied for funding from Screen West Midlands and also from Awards for All.
- iv Request for Grant –Harbury Junior Football  
Correspondence had been received from the Harbury Junior Football Club asking for assistance in paying for the white lines to be marked on the pitch this year. **It was resolved:** that the amount of £293.75 be reimbursed to the club and the Council undertake to pay for this work on a yearly basis.
- vi Request for Grant – Harbury Rugby Football  
Correspondence had been received from the Junior Rugby Football Group requesting a grant to help with funding a proposed two day tour to Swansea. Following discussion, **it was resolved:** that a donation of £800 be paid to the group.
- vii Request for Grant – Harbury 1<sup>st</sup> Rainbows  
Harbury 1<sup>st</sup> Rainbows had written to the Council requesting a grant for the cost of resources for the group. **It was resolved:** that a donation of £300 be made to the Group.
- viii Projector and Video Camera  
Members agreed that the Council would benefit from the purchase of a projector and video camera and it was resolved: that the Council should investigate the costs of buying one. This item would be funded out of the ringfenced funds for I.T from Awards for All.

C Members Items -none

- i Parish Council Quarterly Report  
Cllr Lockley briefly outlined the Parish Council quarterly report for the Harbury News for members.

**07\010 ACCOUNTS FOR PAYMENT**

**As per Appendix B. Details can be obtained on application to the clerk.**

**07\011 ANY OTHER BUSINESS**

- i District & County Council News – nothing to report.
- ii Clerk's and Chairman's Liaison Meetings

25<sup>th</sup> January 2007

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Cllr Thornley will attend the proposed meeting on the Code of Conduct on 29<sup>th</sup> January. The clerk has also been informed about a forthcoming meeting on funding for Village Halls and will circulate details of this.

**007\012 ADDITIONAL ITEMS FOR NEXT AGENDA**

- i Warwickshire Rural Housing – Bush Heath Lane Site.  
Mr Eccleshare had been unable to attend the January meeting due to a delay in finalizing the architect's plans. It is hoped that he will now be able to attend on 22<sup>nd</sup> February.

**007\013 DATE OF THE NEXT MEETING**

The next Meeting of the Parish Council will be held on Thursday 22nd February 2007 at 7.30pm in the Village Hall.

**The meeting closed at 10.40pm.**

Chairman.....Date.....