

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

Held in the Village Hall, Harbury on Thursday 27 September 2007 Page 468

Present: Cllr Lockley (Chairman), Cllrs Mancell, Thornley, Thompson,  
Hancock, Patrick & Ellis-Greenway

Apologies: Parish Cllrs Grey, Winchester, Biddle.

In Attendance: Mrs N Thompson (Clerk), District Cllrs Patrick & Barton, County  
Cllr Stevens, Mrs L Ridgley (Harbury News), Mr E Amoako,  
Planning Officer - SDC, two representatives of Ufton Parish  
Council, two representatives of Ladbroke Parish Council and four  
members of the public.

**07/103 PUBLIC PARTICIPATION**

The Chairman invited any members of the public to speak with the exception of those wishing to speak on the Bishop Bowl Lakes Master Plan which would be covered under item 5. Mr Malin indicated that the Deppers Bridge Residents Association had wished to ask a question regarding a lack of signage informing drivers of the new weight limit on Harbury Station Bridge. It was confirmed by Cllr Stevens that the signs will be in place by 1<sup>st</sup> October and that the monitoring period for the weight limit will not begin until that date also.

**07/104 MINUTES - 26<sup>th</sup> July 2007**

**It was resolved** that the minutes of the **Ordinary Meeting** of the Parish Council of 26<sup>th</sup> July 2007 having been circulated be taken as read and signed as a true record.

**07/105 DECLARATION OF INTEREST ON ITEMS ON THE AGENDA**

The following interests were declared by members:-

Cllr Thornley declared interests in item 6i, Harbury School as she is a member of the Governing Body and in item 6vi, Village Hall as she is a member of the Village Hall Management Committee.

Cllr Thompson declared an interest in item 6vi, Village Hall, as he is a member of the Village Hall Management Committee.

**07/106 BISHOP BOWL LAKES MASTERPLAN CONSULTATION**

The Chairman introduced Ernest Amoako, Planning Officer from SDC who has co-ordinated the compilation of the Master Plan for the Bishop Bowl Lakes site. The draft Master Plan had been published for consultation during August and Mr Amoako explained that all representations needed to be received by the District Council no later than 11.10.07. Following this the Plan will be considered by three different Council Committees culminating with the Full Council on 10.12.07. Mr Amoako commented that it had obviously been very difficult to accommodate all the comments made during the stakeholder process as different groups had different aspirations for the

site. Cllr Lockley asked if there were any questions from those present on the Plan.

Mr John Tayler, Chairman of Ufton Parish said that he only wished to reiterate the comments made in the Parish's formal representation: that they welcomed the leisure and recreational opportunities contained in the Plan but felt that an opportunity had been missed to link those facilities with Ufton and Harbury by means of footpaths and cyclepaths.

Mr Richard Bennett, Ladbroke Parish Council said that Ladbroke had one major concern regarding the possible provision of a major traffic access onto the back route between Deppers Bridge and Ladbroke. Mr Amoako replied that any future planning applications which proposed to use this route will be subject to a full traffic impact assessment which will consider both traffic speed and type and any application considered to potentially have a detrimental impact will be refused.

Mrs Ridgely commented that it would be important to consider the total potential traffic of all applications rather than waiting a culminative effect to build up. She also queried why the Parish Paths request for a bridleway from Harbury through the Bishop Bowl site had not been included in the plan.

Cllr Thornley said that she wished to reiterate the comments made by Ufton Parish Council on leisure facilities.

Cllr Thompson asked how feasible the Rail Link was, particularly given that Railtrack had not been included in the stakeholder consultations. Mr Amoako answered that he had had discussions with all the Rail organizations including Network Rail and the view was that it might be possible to have a rail stop at the site. However the owners of the site would need to provide a business study proving the effective use and long term feasibility of such a stop before it could be considered.

Cllr Patrick expressed concerns that the diagram on page 34 of the Plan showed lodges on the east of the B4451 whilst planning permission had only been given for lodges on the west side of this road. There were concerns that proposals shown hypothetically in the Plan e.g a hotel, should not be taken as implying consent from the District or support from the parishes for those plans. Mr Amoako agreed with this point and said that future planning applications will be subject to the normal procedures.

This concluded all the questions from those present. Cllr Lockley confirmed that the representation from Harbury would be agreed under delegated powers and sent to SDC before the deadline. He thanked Mr Amoako on behalf of all those present for attending the meeting.

**Ernest Amoako and the representatives from Ufton and Ladbroke left the meeting.**

**P C Hill joined the meeting.**

#### **07/107 REPORTS FROM OTHER BODIES**

- i Harbury School Governors (AW)  
Cllr Winchester had sent a short report saying that the recent Y6 trip to the Forest of Dean had been very successful.
- ii Public Safety-  
P C Hill reported that a new PCSO with responsibility for the M40 will be starting on Monday 1<sup>st</sup> October. The SNT team had recently run a successful anti-speed campaign and the promised new speed gun will be arriving shortly.

The Council had experienced some problems with nuisance youths on the playing field with damage being reported to both the chain at the entrance to the field and the padlock to the central post of the barrier. Cars and a number of scooters were consistently driving to the top of the field. P C Hill confirmed that he had visited the playing fields and that the number plates of any vehicles seen on the field should be reported to Southam Police. A meeting of the PACT panel had been held on the previous night and had been quite well attended although P C Hill urged members of the Council to attend in future in order to represent rural areas.

iii Smartwater (JP)- nothing to report.

iv Southam College (SH) – nothing to report.

v Twinning Association (SH) –

The Twinning Association has held a successful Petanque event and will be participating in the Victorian Street Fayre on the 13.10.07. The Group will hold its AGM in November.

vi Village Hall (JP)

Correspondence had been received from the Village Hall requesting that the Council consider giving a grant in order to carry out maintenance work on the trees at the front of the Hall. Members felt however, that a distinction needed to be made between routine maintenance of the Hall and the plans for its long term redevelopment. **It was resolved:** that the clerk reply to the Management Committee saying that the Council would be unable to offer any financial assistance on this occasion but that it would continue to budget to help the Hall with the development costs of its proposed expansion. The clerk was also requested to point out that the Hall had received a grant of £5000 in this financial year towards development costs and that no further money was available in the budget at the present time.

vii WALC/ NALC

The clerk informed members that the Annual General Meeting of the Warwickshire Association will take place on the 25<sup>th</sup> October at 7.30pm, Shire Hall. Any members wishing to attend this event should contact the clerk. Cllr Thornley reported that she had attended the Area Committee meeting held in Harbury and had agreed to be put forward as a representative for the County Committee.

viii SDC & WCC Reports

District Cllr Barton: Cllr Barton reported that he had been focusing on the Harbury Cement Works Master Plan, the consultation on which was ongoing. Litter around the village and the speed of lorries traveling along Butt Lane to the Landfill site had also been reported to him recently.

District Cllr Patrick: Cllr Patrick had recently reported both the pavement outside the Co-op in High Street and a hole in the middle of the road in Church Street to WCC as being in need of repair.

County Cllr Stevens: Cllr Stevens said that WCC had decided to buy back a number of care homes from private ownership as the current arrangements had proved to be unsatisfactory. With regard to the Fire Service, there was the possibility of Warwickshire joining with Worcester and Herefordshire in order

to make efficiency savings. The Fire Service control centre will shortly be moved to Wolverhampton. There will be a planning consultation during October on the Landfill Site's proposals to build a new Materials Recycling Facility at Ufton on the present site. A new facility is also planned for Lighorne Heath. A "One-Stop Shop" is planned for Southam Library with facilities for SDC and WCC available under one roof.

## 07\108 DEPPERS BRIDGE

### A. Matters Arising

- i Harbury Station Bridge  
The issue of signs for the new weight restriction had been discussed under "Public Participation". There was nothing further to report.
- ii Renovation of Milestone, B4451  
The clerk brought to the attention of members the excellent work carried out principally by John Ridgley of the Footpaths Group on the milestone at Deppers Bridge. It was agreed that the clerk would write to Mr Ridgley and thank him for his hard work on this.

### B Correspondence – none.

- i Request for Parking at Deppers Bridge Play Area  
A request had been received from a resident of Deppers Bridge to use the Recreation Ground as overflow parking for her daughter's wedding in August 2008. This request was agreed with the provision that the resident make good any damage to the ground caused by the parking. It was also suggested that the resident tape off the play equipment to prevent any damage to this.

### C Members Items - none

## 07\109 PLANNING

- i Permission Granted with conditions by SDC:
  - Bull Ring Cottage, The Bull Ring:** Renovation of roof and chimney, addition of rooflights into roof at rear of house.
  - Roundhill, 35 Binswood End:** Alterations and extensions to dwelling.
  - Bull Ring Garage, Church Terrace:** Change of use from showroom/reception to 2 no. offices and washroom with alterations to side windows.
  - Crown House, Crown Street:** Removal of existing tiled roof and replacement in glass roof construction to small lobby area on rear elevation.
  - 43 Deppers Bridge:** Single storey rear extension. Change existing flat roof to pitched tiled roof with rooflights. Front entrance porch at position of original front door.
  - Normandie House, 9 Pirie Close:** T1 Horse Chestnut, crown to lift 3 metres and crown thin by 15%
  - 8 Chapel Street:** Rebuilding of old stable block to form self contained annexe. New building to match shape and size of old.
- ii East Area Planning Committee: nothing to report.
- iii Parish Council Made No Representation On The Following:
  - Bull Ring Cottage, The Bull Ring:** Renovation of roof and chimney, addition of rooflights into roof at rear of house.
  - Meadow Bank, Hall Lane:** Two storey extensions to side.

**Stapenhall Farm, Deppers Bridge:** Renovation of existing listed dwelling and conversion of barns to dwelling accommodation an self-contained granny annexe.

**Crown Inn, Crown Street:** T 1 holly: fell, T2 ash, fell.

**Roundhill, 35 Binswood End:** Alterations and extensions to dwelling.

**Lorne Cottage, Crown Street:** C 3no. poplars: reduce crowns by 25%, remove deadwood and branches overhanging adjacent pub car park. D1no. walnut: remove deadwood and reshape crown to counteract lean. E 4no. conifer: fell. F 1no. sycamore: fell. G 1no. silver birch: remove deadwood and thin crown by approximately 20-25%.

**The Bungalow, Mill Street:** Erection of detached double garage.

**19 The Beeches:** UPVC Conservatory.

**Harbury House, Butt Lane:** Reconstruction of 3 no. chimneys.

**19 South Parade:** Conservatory

**24 Farm Street:** Ground & two storey extension to rear and enlargement of existing dormer window to front of existing house.

iv The PC Made Representations on the Following :

**8 Chapel Street:** COMMENT: The Parish Council notes that the proposed development does not include a kitchen. The PC would strongly oppose the inclusion of a kitchen at a later date (whilst accepting that this may not be the applicant's intention at all) as this would constitute the formation of a separate dwelling.

**6 Dickens Road:** Demolish existing garage and erect single storey side and rear extensions: COMMENT: The PC has concerns that this is a very large extension that will overshadow the original bungalow. There is space for 1 car on the driveway but it is likely that a 5 bedroomed bungalow will tend to need more than one parking space so there may be a parking issue in the road. The Council also understands that the current link attached garage is to be demolished and that this may be of concern to neighbours of this property whose garage it is attached to.

v Permission Refused by SDC:

**28 Binswood End:** Amendments to Planning Permission ref 04/00853/FUL to ancillary residential unit. Amendments are the inclusion of a kitchen, relocation of stairs, new front door, windows in place of French doors in side elevation, omission of balconies on rear elevation and changes to fenestration on rear.

**6 Dickens Road:** Demolish existing garage and erect single storey side and rear extensions.

vi Enforcement notices issued - none

vii Appeals: - none.

viii Tree Preservation Order: none

## **B Other Planning Matters**

i Bush Heath Lane Development

The Harbury Society had had a meeting with Mr Barlow, the Housing Enabling Officer to discuss the proposed development. It was agreed that there was a need to keep local residents informed of progress on the plans, particularly if, as now seemed likely, the Public Consultation will not take place until 2008.

## ii Harbury Croft – Erection of Replacement Dwelling

The plans for this application had been previously circulated through the Planning Working Party and were also available for the Council to examine at the meeting. Members felt that the construction of an entirely new and imposing building on this site would be unacceptable because of its effect on the street scene and surrounding landscape. There were also concerns that the proposed building would not make best use of sustainable materials as recommended by new Supplementary Planning Documents. **It was resolved:** that the Parish Council should object to the proposed development for the reasons given above.

C Correspondence -noneD Members Items - none.**07/110 PROPERTIES**A Arising from the Minutes

## i BMX Project

The clerk had met with two contractors, one of them with Cllr Thornley to discuss the removal of the excess soil from the cemetery. Although one contractor had given a competitive verbal quotation, no written confirmation of this had been received despite the clerk calling him to request this. The clerk was requested to continue to request this quotation.

## ii Playground Reports

Playground Inspections Reports: these had been circulated to members of the Properties W/P. Further to an item on the Deppers Bridge report, the clerk confirmed that there are Highways signs in place to warn drivers of the Children's Play Area. The Properties Group will report back on whether an additional sign will be necessary.

Accident Sign, Harbury: Following a recent accident in the children's play area, it had become apparent that a sign informing the public who to call in the event of an accident would be helpful. The Properties W/P will report back on the wording and positioning of this sign.

Quotation: Jukes Pest Control: a quotation had been received from a mole control contractor for a yearly contract to catch moles in both the children's play area and the cemetery. This was found to be £400. This charge was felt to be excessive but it was agreed that the Properties W/P should examine the uneven ground in the children's play area and report back on the best way to deal with this.

Car Park Chain: the chain had been vandalized on a number of occasions during the past few weeks. The Properties W/P will report back on possible alternative systems for controlling vehicles access to the playing fields.

## iv Village Hall Notice Board

Three quotations had been received for a new notice board in front of the Village Hall. Following discussion, **it was resolved:** that the quotation from Cllr Grey for £160 to make a new board and reposition it in front of the Village Hall should be accepted. Cllr Lockley and Cllr Thompson volunteered to help with this work.

B Correspondence

## i Harbury Bonfire 3.11.07

Correspondence had been received from the GASS Committee requesting permission to use the playing field for the annual Bonfire. **It was resolved:** that permission be given with the provision that the Group make good any damage to the field arising from the event.

C Members Items – nothing to report.

i Dog Bins

Three complaints had been received regarding the position of the new dog bins. It was agreed that these needed to be looked into and that the Properties W/P would report back on this.

**07\111 ENVIRONMENT**

A Arising from the Minutes

i Street Lighting

The clerk was instructed to write to a resident in Hall Lane regarding a tree which is obscuring a light there. This light was also extremely dirty and the clerk will report this to streetlighting. A resident had contacted Cllr Thornley regarding the replacement sodium lamps which she believed would be a waste of money. It was agreed that Cllr Thornley will respond to the resident on this. Cllr Mancell queried whether the scheduled work had been carried out for this financial year on the gradual replacement of the concrete columns on the Wagstaff Close/ Manor Orchard estate. Three columns have been replaced in Wagstaff Close this year and, at present this concludes the budget allocation for this financial year.

ii Village Improvements

Grass Cutting: the clerk was instructed to contact WCC Highways regarding several areas around signs and at the junction of the Ufton Road and Southam Road where the grass needs attention. The clerk will also arrange for the cleaning of the bus shelter and ask Mr Hall to trim around the benches. Cllr Thornley requested that the pavement in Neale's Close be reported to Highways as this in need of repair.

iii Traffic Management – nothing to report at present.

iv Tree Warden Report

The clerk had received a short report from John Hancock, the Tree Warden. There is currently an SDC sponsored scheme for providing up to 100 small “whips” or 10 light standard trees free of charge to parishes. The Parishes would need to provide a suitable location and also provide for maintenance of the trees in their early years. It was agreed that the top end of the playing fields might be a possible location and the clerk was instructed to ask Colin Sheasby for a quotation for planting the trees and for any maintenance necessary.

v Tree Work 2007/2008

The Environment W/P had considered the quotation for reinstating the hedge at Percival Drive and also Mr Sheasby's recommendations regarding the Year 1 tree work. It was agreed that the work on the Percival Drive Green should be carried out and also the recommended areas of year 1 work at the Deppers Bridge Play Area, The Old New Inn Green and the Cemetery. Costs will be as follows: Percival Drive £185.00 plus VAT, Yr 1 work £980 plus VAT. The total budget for tree work this is £2500.

- vi Crown Close  
Correspondence had been received from the daughter of a resident of Crown Close regarding access issues. The Environment W/P had recommended that the Council consider a possible dropped kerb for the pavement and/or a parking bay. The clerk will respond to the resident and write to WCC and SWHA regarding this matter.
- vii Flooding  
The clerk had met with Gez Romano to discuss the various issues raised by the heavy rains in the summer. Mr Romano had indicated that work to clear the drains in South Parade and on the corner by the Cemetery had been accepted by Highways onto the list of work outstanding but, due to the current heavy workload, it is unlikely that this work will be carried out for several months. He also agreed to schedule jetting of drains at Temple End and Farm Street and this work should be carried out within one month. Other areas looked at were the bridge at Bull Ring Farm Road and the ditch at the top of Treen's Hill.

## B Correspondence

- i WCC Capital Funding  
Cllr Stevens reported that up to £400,000 could be available to parishes for additional work which the parishes required. Details of this work should be forwarded to Cllr Stevens and to Peter Samwell (WCC). It was agreed that the following work be put forward for possible inclusion: Leycester Close – resurfacing, Back Lane – resurfacing, Bull Ring Farm Road, resurfacing and Crown Close – dropped kerb.
- ii Parish Paths Partnership 2007/08  
The Parish Path Partnership agreement was signed by the Chairman for the current year 2007/2008.
- iii Best Kept Village Competition  
Harbury had been informed that it had been awarded a Gold Award in the 2007 Best Kept Village Competition. Cllrs Lockley and Thornley will collect this award on behalf of the Council at the ceremony to be held on Saturday 29<sup>th</sup> September.
- iv Harbury Victorian Street Fayre  
Correspondence had been received by the Council informing members that the Victorian Street Fayre will take place in Chapel Street on Saturday 13<sup>th</sup> October 2007. Members raised no objections to this.

## C Members Items –none

- i Freight Transport Association  
Cllr Thornley had forwarded a copy to the clerk and to Cllr Stevens of a document produced by the Freight Transport Association which aims to adjust the SatNav systems in lorries to reduce the numbers of HGVs using rural roads.
- ii Japanese Knotweed  
Cllr Lockley commented that the Japanese knotweed Bull Ring Farm Road that had been reported to WCC was now dying. It is hoped that this is as a result of successful treatment.



- iii Gate to Field Adjacent to Spinney  
The clerk was requested to contact Birse Rail again to point out the condition of the entranceway to the field next to the Spinney. This section of pavement has been damaged by Network Rail accessing the field to carry out maintenance work on the railway.
- iv Planting of Flower Bulbs  
Cllr Mancell reported on behalf of the WI that they did not wish to join with the proposed scheme to plant flower bulbs around the village this year. The Environment W/P has not had an opportunity to further this scheme at the present time.
- v Biffa Landfill Site  
Cllrs Thornley and Stevens had attended a Biffa meeting at the Landfill site. Biffa is currently organizing an Open Day to be held at the Village Hall with regard to its plans to adapt the site to a recycling facility.

## **07\112 FINANCE AND GENERAL PURPOSES**

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

- i Upgrade of Office Equipment & Awards for All Grant  
A short report on a meeting held between the clerk and Cllrs Lockley and Mancell to discuss this item and item (ii) Parish Office had been circulated to members. Awards for All had granted an extension to the grant until the beginning of March 2008. Following the Council's decision that it did not wish to buy into the website hosting services offered by SDC, the clerk and Cllrs Mancell and Lockley will develop some ideas with the website and will gain quotations for its development for approval from the Council.
- ii Parish Office  
Some consideration had been given to the viability of setting up a Parish Office in both a commercially rented office space and in the Village Hall. The costs of this had also been considered although these had not been confirmed at present. The possibility of using a room at the Village Hall will be discussed at a forthcoming meeting of the Village Hall Management Committee.
- iii Risk Assessment  
Input on this item has been received from the Properties and Environment Working Parties. The clerk will produce an updated report to include their comments
- iv Budget Monitoring  
Cllr Mancell reported that the clerk will shortly be transferring the accounts data to a new spreadsheet to better aid quarterly budget monitoring. This will be reported back to the Council at the next meeting.

### **B Correspondence- none**

### **C Members Items –none**

**07\113 ACCOUNTS FOR PAYMENT** As per Appendix B. Details on request from the clerk.

**07\114 ANY OTHER BUSINESS**

i Quarterly Report

Cllr Lockley said that he had completed the quarterly report and would be forwarding it to the Harbury News shortly.

**07\115 ADDITIONAL ITEMS FOR NEXT AGENDA –none.**

**007\116 DATE OF THE NEXT MEETING**

The next Meeting of the Parish Council will be held on Thursday 25<sup>th</sup> October 2007 at 7.30pm in the Village Hall.

**The Council resolved to close the meeting to members of the public in order to discuss a matter relating to provision of computer equipment.**

