

MINUTES OF
AN ORDINARY MEETING
OF
HARBURY PARISH COUNCIL

Held in the Village Hall, Harbury on Thursday 27 March 2008 Page 513

Present: Cllrs Thompson (Chairman), Mancell, Grey, Patrick, Thornley, Hancock, Winchester, Knowles & Baldwin.

Apologies: Parish Cllr Lockley, District Cllr Barton, County Cllr Stevens & P C Hill.

In Attendance: Mrs N Thompson (Clerk to the Council), District Cllr Patrick, Mrs L Ridgley (Harbury News), Charles Barlow (WRCC), Neil Gulliver (SWHA), Clare Linfoot (Linfoot Homes) and approximately 16 members of the public.

08/028 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 6v, Village Hall as she is a member of the Village Hall Management Committee.

Cllr Grey declared an interest in item 7 as he is a member of the Deppers Bridge Residents' Group.

Cllr Patrick declared an interest in item 6v, Village Hall, as she is a member of the Village Hall Management Committee.

Cllr Winchester declared an interest in item 6i, Harbury School as she is a member of the Governing Body.

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

Cllr Baldwin declared an interest in item 6i, Harbury School as she is a parent and Chairman of the PTA.

08/029 PUBLIC PARTICIPATION-

As all those members of the public present wished to speak on the matter of Bush Heath Lane it was proposed that the meeting move immediately to this item.

08/030 BUSH HEATH LANE SITE

Mr Barlow introduced both Neil Gulliver and Clare Linfoot to those present and gave a brief update of progress to date on the proposed development. Due to staffing changes at SWHA, there had been a delay in the planned public consultation but this was now planned as the next step in the project.

Following comments from the Parish Council it was now proposed to increase the first phase of housing from 17 to 19 units in order to improve the layout. Clare Linfoot outlined the following further amendments to the plans following consultation with SDC Planning:

- A large courtyard to be incorporated in phase 2 has now been split.
- 2 parking spaces in phase 1 have been repositioned and replaced with a tree.
- Units 37-39 have been reconfigured.
- The proposed pond has now been taken out of the plans for safety reasons.

A ground survey has now been carried out to check the levels of drainage on the site and, following the outcome of this, the developers will decide if amendments to deal with storm water are required. Negotiations with the landowner are progressing reasonably well. It was stressed that, before phases 2 & 3 could be built, a further Housing Needs Survey would need to be undertaken by the Parish Council.

The Chairman then requested any questions on this matter:

- Cllr Mancell requested a breakdown of the types of houses in phase 1. It was confirmed the breakdown remains as previously- 11 for rent, 2 shared ownership and 6 local market.
- Cllr Mancell also queried that there are currently no footpaths shown to the village – it was confirmed that this is a draft plan only but a footpath will be included eventually.
- Cllr Patrick asked whether the playing fields access shown on the plans was a vehicular access – Ms Linfoot said that this had been in the plans when she received them but that it was unclear why this had been included. It was agreed that it would not be acceptable to have a vehicular access at this point.
- A member of the public asked whether the existing public footpath and adjacent oak tree would be affected by the development – it was pointed out that the development will not extend as far as this down Bush Heath Lane.
- Miss P Taylor pointed out that drainage on the field was currently bad as her garden is regularly flooded in wet weather. She also queried whether properties could potentially be left empty if there was no local need for them as has happened in Barford recently. Ms Linfoot said that drainage was an issue that would need to be resolved and that she would welcome the opportunity to talk to residents after the meeting specifically about this. With regard to the possibility of homes being left empty, this illustrates the need for a further Housing Survey before phases 2 and 3. Phase 1 is justified by the 2004 survey.
- Mr P Tanner asked for more details on the public consultation. It was confirmed that the consultation will take place on a week day between the hours of 2pm – 10pm. Residents will have the chance to look at the plans and ask questions regarding the development of the site. Mr Tanner further asked who was leading the project with regard to the land purchase and it was confirmed that this was the developer, Linfoot Homes.
- It was queried whether the developers are aware of who owns the ditches surrounding the site. Linfoot Homes have not carried out extensive searches on this at present but this will be done in due course.
- Mr Tanner asked whether any provision had been made for Senior Citizens. It was explained that, although an earlier Housing Needs Survey had indicated a need for sheltered housing, this had not been confirmed by the 2004 survey. Although there is no specific sheltered accommodation proposed, there are some bungalows within phase 1.
- The effect on parking overall within the village was queried. It was suggested that this would be negligible.
- Cllr Baldwin asked if the School could cope with the new demands. It was explained that WCC will conduct a survey into the effect on the School and also that some of the proposed development will be filled by families already living in Harbury.

It was found that there were no further questions. The Chairman thanked the representatives from WRCC, SWHA and Linfoot Homes for their attendance and they then left the meeting.

08/031 MINUTES - 28th February 2008

It was resolved that the minutes of the **Ordinary Meeting** of the Parish Council of 28th February 2008 having been circulated be taken as read and signed as a true record.

08/032 REPORTS FROM OTHER BODIES

- i Harbury School Governors (AW) – nothing to report.
- ii Public Safety
It was noted that a number of youths had been cautioned following the theft of and damage to an African drum belonging to a visitor to the Youth Drop-In.
- iii Southam College (SH) – nothing to report.
- iv Twinning Association (SH) – nothing to report.
- v Village Hall (JP)
It was noted that the AGM will take place on Monday 7th April. The Chairman of the Management Committee has attended a meeting for applicants to the Big Lottery Fund who failed to proceed through the first round.
- vi WALC/ NALC
The Clerk and Cllrs Thornley, Knowles and Grey had attended the WALC Seminar which was held on 8th March. The clerk had summarized the main points regarding the introduction of the power of well-being, the changes to the Quality Parish Scheme and the inclusion of Public Participation in her report. There had been some controversy at the seminar regarding the role of working parties and committees and this is still unresolved. Cllr Thornley commented that she had been very impressed by the presentation on Carbon Neutral Communities and that this is something that Harbury should consider for the future.
- vii SDC & WCC Reports
District Cllr Patrick reported that the planning application for the Ufton Landfill site had been withdrawn. The applicants will now prepare a new proposal concentrating on the recycling element of the plans. The Council Tax demands for 2008/09 have now been sent out; the largest proportion of the rise for this year has been for Warwickshire Police. It was agreed that Cllr Thornley will attend the Councillor's Corner which will be held on the 5th April.

08\033 DEPPERS BRIDGE

A. Matters Arising

- i Harbury Station Bridge – nothing to report.

B Correspondence -none

C Members Items

i Footpath

Cllr Grey asked if there had been any response to his query about the overgrown footpath in Deppers Bridge. The clerk said that she had passed this on to the Area Surveyor but that he was taking leave at present.

08\034 PLANNINGA Decisions on Planning Applications

i Permission Granted with conditions by SDC:

Harbury Works, Bishops Itchington: T1 –T5 willow: re-coppice, G1 groups of mixed broadleaves: prune back to boundary fence line.

22 Farm Street: T3 – Hawthorn: fell.

ii East Area Planning Committee: nothing to report.

iii Parish Council Made No Representation On The Following:

22 Farm Street: T3 – Hawthorn: fell.

iv The PC Made Representations on the Following :

The Old Orchard, Mill Street: COMMENT: The proposed building should be used as a garage block only and should not be used as ancillary accommodation to the main house.

v Permission Refused by SDC: nothing to report.

vi Enforcement notices issued - none

vii Appeals: -nothing further to report

viii Tree Preservation Order: none

B Other Planning Matters

i Ufton Landfill Site

It was confirmed that this application has been withdrawn.

C Correspondence – noneD Members Items - none**08/035 PROPERTIES**A Arising from the Minutes

i BMX Project

The project is currently awaiting planning permission. Cllr Thornley expressed concerns about the track being used for motorbikes once it is completed and suggested that the Council will need to consider the installation of a sign prohibiting this.

ii Playground Reports

No further playground reports had been received since the last meeting. The Clerk reported that the work requested at the February meeting has now been carried out. Cllr Knowles said that he has concerns regarding the new playground notice at Harbury as this has been erected on a post at a low level

and left with a number of sharp edges. It was agreed that the Clerk would speak to the contractor about this.

iii Notice Board – South Parade

Cllrs Hancock, Grey and Thornley had met with a resident living near to the Board who had complained about its new position. It was noted that the Board is now in a better position for access and viewing and several comments have also been received saying this. Following a discussion on the resident's concerns, **it was resolved:** to leave the Board in its present position. The Clerk was instructed to write to the resident explaining the reasons for this.

B Correspondence

i Harbury Carnival 2008

A request had been received to hold the Carnival on the Playing Fields on the 14th June. It was generally felt that, although the Council was supportive of the Carnival, further clarification was required with regard to access to the field on the evening of the event. It was agreed that the Clerk would write to the organizers with regard to this.

C Members Items

i Memorial Garden – Chapel Street

Cllr Thornley reported that the bench in Chapel Street has been vandalized and the litter bin is inadequate. It was agreed the Properties W/P would look into this.

ii Tree – Children's Play Area

Cllr Winchester pointed out that the tree on the corner of the children's play area was in need of some branches being trimmed. It was agreed that this would be done.

08\036 ENVIRONMENT

A Arising from the Minutes

i Street Lighting

A representative from WCC Streetlighting had recently visited a meeting of the Environment W/P and demonstrated a range of "white light" alternatives to the current mercury lamps used throughout much of the village. Cllr Thornley requested that the Council consider installing an environmentally friendly streetlight in Bull Ring Farm Road.

ii Village Improvements

It was noted that the telephone boxes in Mill Street and Deppers Bridge have both been painted and repaired.

iii Traffic Management – nothing to report.

B Correspondence

i Ivy Lane

Correspondence had been received from a resident of Ivy Lane who had been startled by a car driving the wrong way along the Lane causing her to fall. The Clerk said that she had requested that the Area Surveyor visit the Lane in order to consider moving the One- Way sign to a more prominent position.

C Members Items

i Mill Street – Drain

Cllr Knowles reported a sunken drain in Mill Street. The Clerk will pass this on to Highways.

08\037 FINANCE AND GENERAL PURPOSESA Arising from the Minutes

i Development of Website & Update of Office Equipment

The website is now completed with the exception of the planning feed page and Awards for All has signed off the grant award as being completed. Members were generally very pleased with the site and it was suggested that, in the future, more village groups could be invited to have pages on it.

ii Parish Office

The Clerk and Cllr Lockley had met with the Chairman of the Village Hall Committee to assess what work would need to be done on the Fosse Room in order to turn it into a viable parish office. It had been agreed that the clerk would provide some costings for this work for the Council to consider as a preliminary step.

iii Risk Assessment – nothing further to report at present.

iv Grants to Outside Bodies

WVRS: Some guidance had been received on what equipment would be most useful for the local group and it was agreed that the Council would require an idea of what this would cost before approving a grant.

Harbury Tennis Club: An e-mail had been received from the Tennis Club together with a quotation for £1440 for replacing one side of the tennis courts perimeter fencing. The Club requested that the Council consider funding this as most of the damage had been caused by users of the playing fields. It was agreed that the Properties W/P would look into this and report back to the Council at the April meeting.

v Budget Monitoring

The Clerk had circulated copies of the budget monitoring report which included most transactions up to the end of March. Cllr Mancell pointed out to members that there was an underspend on expenditure and that more income than expected had been received. Because of this, there will be a surplus for this year of roughly £8500, some of which has been incorporated into the budget for 2008/09. Cllr Thompson requested that thanks to the Clerk and Cllr Mancell for their ongoing work on the accounts be minuted.

vi Meeting Dates – July 2008

It was noted that, due to annual holiday, the Clerk will not be able to attend the July meeting of the Council planned for the 24th. Because of this it was proposed that the Council resolve to bring forward the date by one week. **It was resolved:** that the July meeting will now take place on the 17.7.08 at 7.30pm. The clerk will circulate an amended meeting schedule and will change the booking with the Village Hall.

B Correspondence

- i Warwickshire Village of the Year
Correspondence had been received from WRCC saying that there will be no Best Kept Village Competition this year. However a new competition has been launched with categories in a number of areas.

C Members Items

- i Commemorative Photograph
Cllr Hancock said that it was hoped that the photograph of former Councillor John Drinkwater could be hung in the Tom Hauley Rooms but that the Church had requested that the Council pay for a small plaque to go underneath it. **This was resolved.**

08\038 ACCOUNTS FOR PAYMENT Proposed by Cllr Hancock and seconded by Cllr Thompson. As per Appendix B -details available on request from the Clerk.

08\039 ANY OTHER BUSINESS

- i Annual Parish Meeting
Members were informed that the guest speaker for the Annual Parish Meeting on the 22.5.08 will be Robert Weeks from Stratford District Council speaking on refuse collection.

08\040 ADDITIONAL ITEMS FOR NEXT AGENDA –none.

08\041 DATE OF THE NEXT MEETING

The next Meeting of the Parish Council will be held on Thursday 24th April 2008 at 7.30pm in the Farley Room, Village Hall.
The meeting closed at 9.30pm.

Signed.....Date.....