

**MINUTES OF**  
**AN EXTRAORDINARY MEETING**  
**OF**  
**HARBURY PARISH COUNCIL**  
**MINUTES SUBJECT TO APPROVAL**

Held in the Tom Hauley Rooms, Harbury Church, Harbury on Thursday 20<sup>th</sup> August 2009

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Present: Cllrs Lockley (Chairman), Thompson, Mancell, Knowles, Thornley, Darlison and Grey

In Attendance: Mrs N Thompson (Clerk to the Council), District Cllr Mann, Mr K Linfoot (Linfoot Homes), Mr N Gilliver (WRHA), County Cllr B Stevens, Mrs L Ridgley (Harbury News) and four members of the public.

**09/108 APOLOGIES:** Apologies had been received and were accepted from Parish Cllrs Hancock and Patrick and District Cllr Patrick.

**09/109 DECLARATION OF INTEREST ON ITEMS ON THE AGENDA**  
**There were no interests declared by members.**

**09/110 PUBLIC PARTICIPATION:**  
**No members of the public present wished to speak.**

**09/111 MINUTES - 23rd July 2009**  
**It was resolved** that the minutes of the **Ordinary Meeting** of 23rd July 2009 having been circulated, be taken as read and signed as a true record.

**09/112 BUSH HEATH LANE – PROPOSED HOUSING DEVELOPMENT**

i Proposed Layout of Site

Detailed plans of the proposed layout of the site including the situation of the proposed pumping station and swale had been circulated to members and to members of the public present. The following questions were asked:

- Cllr Mancell queried why the areas of open space had been removed from the plan. It was confirmed that there are two remaining areas of open space in the current plans and that these will be planted as appropriate with new trees. Mrs Ridgley queried where the Centenary Tree is on the plans; there are concerns that this is at the entrance to the proposed position for the pumping station and may cause problems with access. It was confirmed that the developers have carried out a full tree survey in order that all the trees currently on or around the site can be identified. Particular care will be taken regarding the Centenary Tree.
- Footpath to Playing Fields: Cllr Lockley queried whether this will need to be compliant with Disability legislation, will it need to be continued across the playing fields and will this incur any obligation under Rights of Way legislation. Mr Linfoot confirmed that the footpath will temporary at completion of phase 1, will probably be constructed of gravel at that point and will terminate at the hedge. It was agreed that the Council needs to carry out further research into possible obligations of continuing the path across the playing fields and that the Rights of Way Officer at WCC may be able to help with this.

- Street Lighting: It was noted that the density of street lighting and positions of proposed lights were not shown on the plans. It was confirmed that lighting will be included in the eventual development following consultation with WCC. Members pointed out that any lights will eventually be adopted by the Parish Council as it is responsible for all footway lighting in the village and the PC should be consulted in the number and position of lights at the appropriate time.
- Pumping Station: Cllr Knowles questioned whether the pumping station design is “bunded” i.e sealed around the outside for security and whether the developers were satisfied that there were sufficient security measures in the event of failure of the station. Mr Linfoot replied that the station is bunded, that the majority of it would be below ground and that it has considerable extra capacity so that, in the event of a leak, this could be contained within the station itself. Precise capacity percentages were not available at the meeting but Mr Linfoot could supply these after consultation with the technical expert and they will be included in any eventual planning application. It was further explained that the station will have 2 pumps which will work alternately allowing for failure to one without immediate effect and that an alarm will be fitted to the station which will alert Severn Trent (after adoption) of any failures. Cllr Mancell stated that a recent failure of the pumping station in Mill Street had caused problems with effluent escaping onto the footpath, this had been caused by Severn Trent’s non- attendance despite the alarm and a blocked ditch to the rear of the station. Cllr Darlison queried whether any alternatives had been considered to the conventional sewerage system proposed. It was confirmed that, although alternatives had been considered, that this design was considered the most practical and would be adopted by Severn Trent on completion of the development.

ii Proposed Easement for Sewerage and Rising Main

Mr Linfoot outlined the proposed plans for the sewerage pipe; there would be one pipe only which would leave the development at the rear (west) of the site and travel across the playing fields, underneath the car park and join the mains sewer in Constance Drive. The reason for choosing this route is that it would be considerably less expensive and disruptive; the costs of using the alternative route down Bush Heath Lane would be much greater and could potentially affect the viability of the whole scheme. The following queries were raised:

- The weight of carnival lorries using that access to go onto the field was pointed out. It was confirmed that the pipe will be constructed at a depth of 1 metre and will be sufficiently deep enough to withstand the weight of heavy vehicles travelling over it.
- Cllr Knowles queried if there will be joins in the pipe and what potential there will be for cracks and leakages to occur. It was confirmed that the pipe, once completed will be “continuous” in that it will be laid section by section, each section being electrically welded before moving on to the next one. There will be no need for manholes on the fields at any point.
- It was pointed out that granting an easement will mean that use of that stretch of the fields will become limited due to the need to give access at all times. It was confirmed that the granting of the easement is a requirement of Severn Trent before adoption of the pipe could be considered.
- Members queried why the pipe could not be laid down the grass verge of Bush Heath Lane as this would be a considerably shorter route. Mr Linfoot replied that there could be technical difficulties with this as there will certainly be a number of other utility services already laid in the verge.

- Cllr Mancell and Knowles queried why the proposed routing of the sewerage had not been more transparently available at Public Consultation; it was their perception that a large number of people who attended the consultation were unaware that this is proposed. Mr Gilliver replied that the information had been available and that he and his colleagues had been happy to point this out on request for clarification.

After completion of questions, the Chairman proposed that the question should now be put on the following:

“That the layout of the site be approved by the Council as shown in the plans circulated and that this should include approval of the position and design of the pumping station”: **this was resolved** by 4 votes in favour and 3 against.

“That the Council grant an easement to Linfoot Homes that, subject to further legal advice, will allow the laying of a sewerage pipe and rising main across the playing fields”: **this proposal was rejected**, 4 votes against, 2 in favour and 1 abstention.

Following the outcome of the second vote, it was agreed that Linfoot Homes would provide further technical information on the proposed route of the sewerage pipe and that this could be further discussed at the September meeting. The clerk advised that the legal position on the Council potentially reversing or reconsidering its vote in the future needs to be more clearly researched before a further vote could take place.

**09/113 ANY OTHER BUSINESS**

i Book Exchange

Cllr Lockley reported that the Wight School trustees had approved the plan for a book exchange in the foyer of the library. Cllr Grey has been asked for a quotation for construction of a small book case.

ii Adoption of Telephone Kiosk – Deppers Bridge

It was noted that this matter will be placed on the agenda for September.

**09/114 DATE OF NEXT MEETING**

Thursday 24<sup>th</sup> September 2009, 7.30pm in Harbury Village Hall.

The meeting closed at 8.35pm.

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