

MINUTES OF
AN ORDINARY MEETING
OF
HARBURY PARISH COUNCIL
MINUTES ARE SUBJECT TO APPROVAL

Held in the Village Hall, Rooms, Harbury on Thursday 24th September 2009 Page 636

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

In Attendance: Mrs N Thompson (Clerk to the Council), District Cllr Mann, District Cllr Patrick, Ms C Linfoot (Linfoot Homes), Mr K Linfoot (Linfoot Homes), Mr P Tinley (TDHA Consultant Engineers to Linfoot Homes), Mr P Quinney (Wight School), Mrs K Ellis- Greenway and Mr T Stubs (Village with a Vision), Mr C Powles, Mrs A Lewis, Mrs L Ridgley (Harbury News) and two members of the public.

09/115 APOLOGIES: Apologies had been received and were accepted from Parish Cllr Darlison. County Cllr Stevens had sent his apologies for joining the meeting late.

09/116 DECLARATION OF INTEREST ON ITEMS ON THE AGENDA

The following interests were declared by members:-

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

Cllr Thompson declared an interest in item 6v, Village Hall – member of the Management Committee.

Cllr Thornley declared an interest in item 6v, Village Hall – member of the Management Committee and item 11Bi, Harbury Heritage Group – member of the group.

Cllr Patrick declared an interest in item 6v, Village Hall, -member of the Village Hall Management Committee.

County Cllr Stevens joined the meeting.

09/117 PUBLIC PARTICIPATION:

Mr Paul Quinney made a presentation on behalf of Harbury Pre-School who plan to submit a planning application for extension and alterations to the Wight School. Briefly the proposals include: the demolition of the existing toilet block, a ground floor extension on the east facing side of the building to include a new entranceway, lobby, toilets, including disabled and children's toilets, office and a kitchenette. The demolition of the existing toilets would have the effect overall of widening the access to the car park. The Pre-school has been awarded an initial grant of £95,000 from WCC Early Years in order to carry out the work and has engaged in consultation with the Wight School Trustees and the Parochial Church Council. Following a question from Cllr Thompson, it was noted that a further £75,000 will need to be raised in order to complete the project, however the group has identified several possible funding streams for this including a further grant from WCC and the possibility of applying to Biffa.

Cllr Thornley queried the security of the lease given that the building is owned by the Wight School Trustees on behalf of the Church. Mr Quinney confirmed that the lease does need to be formalized and the existence of the Pre-school depends

on the continuing use of the Wight School by the library; if the library were to close, the pre-school would also have to close.

Cllr Mancell queried whether the fact that the building is in the Conservation Area had been taken in to account; Mr Quinney confirmed that the designs had been drawn up with this in mind and that care would be taken to deal sensitively with the trees at the front of the building.

Following the conclusion of questions, it was noted that this matter would be further discussed under item 8Bii.

Mrs Ellis-Greenway and Mr Stubbs spoke on behalf of “Village with a Vision” which has been set up to explore the possibility of having sheltered/residential accommodation for elderly residents in the village. Currently, all residents needing this type of accommodation have to leave the village. It was explained that a developer has shown an initial interest as have WCC and the group intends to do some fundraising in order to partly cover its administration costs but would welcome a small grant from the Council to help with postages, stationery etc. Should it not be possible to progress the project in the future, any remaining funds will be donated to the Senior Citizens Benefit Committee. The timescale for getting planning permission is between 18 months and two years. It was noted that this item would be further discussed under 11i – Finance & General Purposes.

It was resolved that items 8Bi (Bush Heath Lane Development – Petition on Proposed Development) and 8Bii (Bush Heath Lane Development – Grant of Easement) be taken as the next items of business.

09/118 Bush Heath Development – Petition on Proposed Development.

It was noted that the petition which has been signed by over twenty residents had been copied to all members in advance of the meeting. The petition called for the Council to reconsider the following points: that the proposal to run a pipe for sewerage across the playing fields has not been properly consulted upon, that further consultation is needed on the drainage of surface water and sewerage proposals and that the original consultation for the site as a whole was defective. The chairman asked for comments from cllrs.

Cllr Mancell commented that the number of signatures on the petition was greater than he would have expected. Cllr Lockley said that whilst item 1 regarding the easement would be discussed under the next agenda item, item 2 was a matter that should properly be addressed to the planning authority during the planning application process. Regarding the issue of consultation as a whole, Cllr Lockley felt that this single issue had received more publicity and consultation than any other for some time and the consultation process with the whole village had been sufficiently thorough. Members agreed with this view on both points 2 and 3 and it was agreed that the clerk should be instructed to respond accordingly to the individual households who had signed.

09/119 Bush Heath Lane Development – Proposal to Reconsider Grant of Easement

Before the discussion of this item, Cllr Mancell raised concerns regarding the procedure under Standing Orders for reconsidering this decision. The Chairman explained that this was permitted under Special Notice of Resolution and that the Council had taken the advice of the County Association on this matter. It was clarified that the Resolution under discussion was item 09/112i only relating to the granting of the easement. Cllr Mancell also queried the wording of the Special Resolution; again this had been worded following advice from WALC and the words “to look at

alternatives” were meant in the sense of re-opening debate on this issue because those members signing the Notice felt that it was sufficiently important to do so.

The Chairman then invited members to speak individually on their views on this matter:

Cllr Hancock said that she felt that this scheme is something that has been worked on for over five years and that a priority should be to find a way to allow people to carry on living in the village. Whilst she fully understood the concerns of those opposed to the easement, she felt that the whole scheme could be put in danger if it is not granted.

Cllr Patrick agreed with Cllr Hancock and pointed out that the Council had received a great deal of technical information on which to base its decision. Further outstanding issues could be addressed at the planning application stage of the process.

Cllr Thornley queried whether the sewerage pipe had sufficient capacity for the three proposed stages of the project and had Severn Trent been involved in the proposals. It was confirmed that capacity was sufficient to allow for stages 2 and 3 as well should they go ahead; Severn Trent has been extensively involved in the proposals.

Cllr Grey said that he had satisfied himself that there was no viable alternative to routing the pipe across the fields.

Cllr Knowles queried that the easterly flow of the pipe down Park Lane is not shown on the plans supplied and that the original plans had identified 2 manholes in Park Lane and South Parade. He said that he felt that the playing fields belonged to the whole village and as such should not be used in this manner.

Cllr Mancell queried the specification of the proposed pumping station and asked what guarantees could be offered in the event of a failure of the station similar to the failure that had occurred in Mill Street. In reply, Mr Tinley answered that, whilst failure could not be ruled out, extensive contingency measures had been included in the design of the station and failures of this type were extremely rare. Without knowing the exact specification and age of the station in Mill Street, he could not comment on it.

Cllr Thompson said that he felt this project was very important for the local community however he queried what would be the PC’s responsibilities long term should the easement be granted. It was confirmed that the Council would have no long term responsibility as the rising main would be adopted by Severn Trent. The Council would not be able to build on the route of the easement but would be permitted to extend the car park if desired. If the Council required that the sewer be moved at some point in the future, this would be at its own expense. The estimated timescale for laying the main and reinstating all the ground including the car park is 2-3 weeks.

The chairman then asked for any questions from members of the public present:

Mr Taylor queried what, based on the estimated flow rate and tank capacity, is the estimated timescale for the station overflowing in the event of failure. It was answered that this is approximately 8-12 hours.

Mr Tanner requested that the Council ask the developers to release all their technical information to allow local residents opposed to the scheme to take their own technical advice on it. Linfoot Homes have released some information but this is not complete. Cllr Lockley answered that the Council had no power to require the developers to release this information but that it will be available during the planning application stage of the project although

it was acknowledged that this does not allow very much time for detailed responses of this nature. There is however, a possibility that the timescale for representations may be extended given the size of this project.

Mr Taylor queried whether there were any existing pipes near where the proposed rising main will be laid. It was confirmed that there may be land drains.

Mr Tanner raised the issue of the level of consultation on the project and pointed out that these concerns had been highlighted by the resident's petition. It was noted by the Chairman that the petition had been discussed under the previous item and that a formal response will follow in due course.

Following the conclusion of questions and comments, the Chairman proposed the following motion: "that the easement to allow a rising main/sewerage pipe to run across the playing fields from the development at Bush Heath Lane, following the route proposed in information supplied by Linfoot Homes, be granted, subject to legal advice". **It was resolved:** that this be granted, votes in favour: Cllrs Lockley, Hancock, Thompson, Grey, Patrick, Knowles, Mancell, votes against: Cllr Thornley.

09/120 CO-OPTION OF PARISH COUNCILLOR

Two applications for the vacancy had been received from Mr C Powles and Mrs A Lewis and both had been circulated to members in advance of the meeting. Members then heard brief explanations from both candidates as to why they were interested in becoming councillors.

It was resolved: to exclude the press and public from the meeting in order to vote on the co-option.

In closed session, it was noted that both candidates were of a very high standard. Following discussion, **it was resolved:** that Amanda Lewis be co-opted onto the Parish Council.

09/121 MINUTES - 20th August 2009

It was noted that the two votes taken under item 09/112 should be annotated 09/112i and 09/112ii for clarity. Following this amendment, **it was resolved** that the minutes of the **Extraordinary Meeting** of 20th August 2009 having been circulated, be taken as read and signed as a true record.

09/122 REPORTS FROM OTHER BODIES

- i Harbury School Governors (AW) – nothing to report.
- ii Public Safety – nothing to report.
- iii Southam College (SH) – nothing to report.
- iv Twinning Association (SH)
The Association has recently held a successful petanque evening.
- v Village Hall (JP)
The Village Hall committee has been successful in appointing a new Treasurer and work will commence shortly on the refurbishment of the toilets.
- vi WALC/ NALC

Several dates for forthcoming training events and the WALC AGM had been forwarded to members in the clerk's report. Cllr Patrick said that she would attend the planning training to be held next year. The clerk also highlighted the forthcoming event "Future Proofing your Community" to be held on Saturday 31st October at Ettington Village Hall.

vii SDC & WCC Reports

SDC: Cllr Mann reported that an exhibition on the plans for the proposed wind farm at Bishops Itchington will be held at Knightcote Village Hall on Monday 28th September. It was agreed that Cllr Thompson would attend on behalf of the Parish Council.

WCC: Cllr Stevens reported that the County is currently working on the budget; it is estimated that there will need to be cuts of approximately £20 million every year for the next 4 years. The County is currently consulting on the Fire Service Review which, in Cllr Stevens view, will result in a better, safer fire service. Parishes wishing major highways works should send details to the Area Surveyor now for inclusion in next year's list. A new round of County Council grants starts on 1.10.09 with grants available of up to £10,000. The results of the Library Review will be published in October.

09\123 DEPPERS BRIDGE

A. Matters Arising – nothing to report.

B Correspondence

i British Telecom – Adoption of Telephone Kiosk

The clerk briefly explained the details of the BT adoption and sponsorship schemes; under adoption the telephony equipment would be removed and, after payment of £1, ownership would transfer to the Parish Council who would be responsible for maintenance from then on. Sponsorship would cost approximately £350 per year and would mean that the Council would in effect pay for the telephony equipment to remain in place. Cllr Grey said that he had asked informally a number of the local residents and most wanted to keep the kiosk but not the telephone equipment. Following discussion, **it was resolved:** that the Council should adopt the kiosk and following this, ideas for its use could be discussed with the local community.

C Members Items – none.

09\124 PLANNING

A Decisions on Planning Applications

i Permission Granted with conditions by SDC:

Harbury Rugby Football Club, Middle Road: Closure of existing vehicular access and proposed new vehicular access 40m to the west. Erection of 2no. feature walls either side of new access.

Eastfields Farm, Deppers Bridge: Demolition of existing farmhouse and buildings; construction of a new detached house and garage.

New House, Bull Ring Farm Road: Porch to front.

Harbury House, Butt Lane: Boundary wall to part rear/side.

Northcote, Deppers Bridge: First floor extension to rear. Porch to front.

The Lodge, Hall Lane: Change of use of land to domestic cartilage and replacement of B1 light industrial building with domestic garage and car port to serve main dwelling.

Leycester House, Chesterton Road: Demolition of existing dwelling and erection of replacement dwelling with associated garaging and stables.

The Byre, 6 Greenhill Farm: Installation of flue (retrospective).

3 Sutcliffe Drive: Side extension to dwelling at first floor level on existing ground floor, extension to accommodate 2no. bedrooms. Porch to main entrance of dwelling.

ii Area Planning Committee: nothing to report.

iii Parish Council Made No Representation on The Following:

Harbury House, Butt Lane: Boundary wall to part rear/side.

The Byre, 6 Greenhill Farm: Installation of flue.

The Lodge, Hall Lane: Change of use of land to domestic cartilage and replacement of B1 light industrial building with domestic garage and car port to serve main dwelling.

15 The Beeches: Single storey rear extension.

Harbury Cement Works, Bishops Itchington: Tree Works (full details available from clerk)

11 Penelope Close: Single storey rear and side kitchen extension.

3 Sutcliffe Drive: Side extension to dwelling at first floor level (on existing ground floor extension) to accommodate 2 no. bedrooms. Plus porch to main entrance of dwelling.

5 Pirie Close: Single storey pitched roof side/rear extension and boundary wall.

iv The PC Made Representations on the Following :

v Permission Refused by SDC: nothing to report

vi Applications Withdrawn:

vii Enforcement notices issued - none

viii Appeals: none.

ix Tree Preservation Order: none.

B Other Planning Matters

i Harbury Pre-School – Proposed Extension to Wight School

Following the presentation given earlier in the meeting, the clerk was instructed to respond to the Pre-School saying that the PC is broadly supportive of the plans and in particular welcomes the proposed widening of the entrance to the car park.

C Correspondence

i Sainsbury's – Proposed supermarket at Southam

It was noted that Sainsbury's had contacted local councils and residents asking for pre-application feedback on proposals to build a new supermarket in the centre of Southam. This had been circulated to members and it was agreed that they should respond individually as they wish.

ii Mr P Tanner – Proposed Social Housing Scheme, Bush Heath Lane

A copy of a letter from Mr Tanner to Linfoot Homes had been copied to the Parish Council and circulated to all members as had the reply given by Linfoot

Homes. Mr Tanner's letter had raised concerns regarding proposals for sewerage, the pumping station, the swale and balancing pond and standing water. As the reply from Linfoot Homes was comprehensive, the Council did not see a need to make an additional response.

D Members Items - none

09/125 PROPERTIES

A Arising from the Minutes

- i BMX Project
Cllr Thornley has found a new contact and been given further advice on possible funding and where to obtain an additional quote.
- ii Playground Reports
There were no current reports. It was noted that the padlocks on both the barrier gate and the central post to the barrier system had recently been forcibly removed; both of these have now been replaced. Cllrs Thompson and Knowles have, for the past six months, inspected the play areas at Harbury and Deppers Bridge on a weekly basis. Given the time of year and the likelihood of reduced use of the equipment over the winter months, it was agreed that this could now be reduced to fortnightly in term time and weekly in the school holidays.
- iii Cemetery Risk Assessment
The clerk had received a verbal quotation of £20 per hour for a contractor to attend the cemetery with two cllrs, re-test the memorial using a hand test and then lay down those memorials found to be unsafe. Members felt that this could be agreed in principle but further research will need to be done on consultation on the laying down of headstones and the possibility of needing permission from the diocese.

B Correspondence

- i GASS Committee – Bonfire Night 7.11.09
Correspondence had been received from the GASS committee to hold the annual bonfire as usual and also to place a banner advertising the event on the Village Hall railings. Permission for both of these was agreed.
- ii Mrs W Hawkes – Tree in Cemetery
Cllr Hancock had contacted Mrs Hawkes and discussed the possible solutions to the tree overhanging her garden. A short report had also been received from Colin Sheasby. Following discussion, it was agreed that Mr Sheasby be instructed to carry out short term remedial work on the overhanging branches and ivy.

C Members Items - none

09/126 ENVIRONMENT

A Arising from the Minutes

- i Street Lighting – nothing to report.
- ii Traffic Management
WCC have been instructed to go ahead with the plans as shown at the consultation event. This should take approximately 8 weeks until the County is on site to install the measures agreed.

iii Village Improvements

The daffodil bulbs have been received and are in the process of being planted by the Scout group.

B Correspondence

i BBC "Tree O'Clock" – Guinness World Record.

Correspondence regarding this event on the 5th December has been received and initial ideas about the possibility of planting either a single tree on the Pound or a small group of 30 additional trees at the southern end of the playing fields were discussed. Members felt that the playing fields would be the most suitable venue and suggested that the Scouts or a similar village youth group could help with this given adult supervision.

C Members Items

i Potholes – Leycester Close

District Cllr Patrick reported that he had received a thank you letter from residents in Leycester Close following the repair of a number of potholes there.

ii Highways Matters

The following items were reported:

- Flooding in Mill Street (close to Doctor's surgery) – this has been reported on a number of occasions to Severn Trent who are in the process of resolving the problem.
- Junction of Chapel Street and Park Lane – the road surface is now sinking following the recent repairs at this site by Severn Trent – the clerk will report.
- The "road narrowing" sign in Mill Street is often damaged by vehicles and needs repositioning – the clerk will report.
- The "Harbury" sign is still missing from the junction with the Fosse Way and Middle Road – this has previously reported and will be again.

09\127 FINANCE AND GENERAL PURPOSESA Arising from the Minutes

i Grants to Outside Bodies: Village with a Vision

Following discussion, **it was resolved**: that the group is awarded a grant of £100 for initial administration costs subject to a designated bank account being set up.

ii Audit 2009

The clerk reported that the external audit for 2008/09 has now been completed and the Council has been given an unqualified audit report. Cllr Mancell requested that thanks to the clerk be recorded for her work on the accounts and audit over the last year.

ii Power of Well Being

The clerk has re-submitted the CiLCA portfolio S7 and currently awaits the results of this.

iii Quality Parish Status

It was noted that, following discussion with WALC the submission date for QPS status has now been put back to mid-November. It was agreed that Cllrs Mancell, Lockley and the clerk would meet in order to discuss the submission process.

iv Book Exchange

A quotation for £110.00 had been received from Cllr Grey for the construction of bookshelves for the book exchange in the Library foyer. Following discussion, this quotation was accepted.

B Correspondence

i Harbury Duke of Edinburgh Award Group

A letter of thanks had been received from the D of E Group for the grant awarded to it.

ii Harbury Heritage Group

A letter of thanks had been received from the Heritage Group for the grant awarded to it.

C Members Items

i Update of Emergency Plan

It was noted that the Emergency Plan needs to be updated for this year and then transferred to the new format. It was agreed that the clerk and Cllrs Thompson and Hancock would meet in order to do this.

09/128 ACCOUNTS FOR PAYMENT As per Appendix B – full details on request from the clerk.

09/129 ADDITIONAL ITEMS FOR NEXT AGENDA

i Parish Plan

The Chairman noted that the Parish Plan was now several years old and some thought should be given to updating it.

09/130 ANY OTHER BUSINES

09/131 DATE OF THE NEXT MEETING

The next Ordinary Meeting of the Parish Council will be held on **Thursday 22nd October 2009** at 7.30pm in the Village Hall.

The meeting closed at 9.45pm.

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