

MINUTES OF
AN ORDINARY MEETING
OF
HARBURY PARISH COUNCIL

Held in Harbury Village Hall, on Thursday 28th January 2010

Page 662

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

In Attendance: Mrs N Thompson (Clerk to the Council), District Cllr Patrick, District Cllr Mann, County Cllr Stevens, Mrs L Ridgley (Harbury News) and two members of the public.

10/01 APOLOGIES: Apologies had been received and were accepted from Cllrs Thornley and Darlison.

10/02 DECLARATION OF INTEREST ON ITEMS ON THE AGENDA

The following personal interests were declared by members:-

Cllr Patrick declared an interest in item 5v, Village Hall, -member of the Village Hall Management Committee.

Cllr Hancock declared an interest in item 5v Village Hall as her husband is Chairman of the Village Hall Fundraising Committee.

Cllr Thompson declared an interest in item 5v, Village Hall – member of the Management Committee.

Cllr Grey declared an interest in item 6i as he is a member of the Deppers Bridge Residents Association.

10/03 PUBLIC PARTICIPATION: There were no members of the public wishing to speak.

10/04 MINUTES - 26th November 2009

It was noted that page 654, 2nd paragraph should read “others (plural rather than singular) felt the building...”. With this amendment, **it was resolved** that the minutes of the **Ordinary Meeting** of 26th November 2009 having been circulated, be taken as read and signed as a true record.

10/05 REPORTS FROM OTHER BODIES

- i Harbury School Governors (AW) –Nothing to report.
- ii Public Safety
Following the Council’s letter to the Chief Constable regarding police attendance at Parish Council meetings, a letter has been received in reply from the Assistant Chief Constable and this had been circulated to all members at the start of the meeting. The letter explained the extra measures taken at Southam Station to compensate for the loss of a full time sergeant and also that it is the police’s view that attendance at Parish Council meetings does not constitute a good use of police resources. The police would urge Parish Council representatives to instead attend the Community Forum meetings organized and run by WCC. Cllr Lockley commented that this was a very disappointing response and this was agreed by members as a whole. However it was felt that a response to the letter from the Council would not serve any purpose. County Cllr Stevens said that he had had a meeting with the Assistant Chief Constable and that police representatives had recently attended

a meeting of Bishops Itchington Parish Council. It was noted that the police will attend meetings where they are specifically asked to do so, to address a specific area of concern. District Cllr Patrick said that Insp. Devereux wished to set up a meeting with District Cllrs to talk about options for Southam Police Station; unfortunately however, Parish Councils could not be included in this dialogue. Regarding the forthcoming Community Forum, the clerk reported that there will be a free bus to Southam Primary School, provided by WCC.

iii Southam College (SH)

Cllr Hancock reported that she had attended a very well run Awards Evening, run for the first time largely by senior students. The recent Governors' meeting had had a presentation from the Green Car Club at which students engineer and race a battery operated car. Analysis is ongoing of a recent survey of parents' and students' views of the school; one area highlighted for improvement is communication with parents.

iv Twinning Association (SH)

The Association is currently holding French conversation classes which have been well attended. There will be a fund raising quiz on the 7th March.

v Village Hall (JP)

Cllr Thompson reported that renovation of the toilets is now underway and will take approximately 4-5 weeks. Quite a serious roof leak caused by rotten timbers had also been discovered; this has now been repaired. The fund raising committee has appointed a new treasurer and is currently drawing up plans for a "Buy a Brick" scheme. Cllr Lockley reported that he had had an informal conversation with the Chairman of the Hall regarding possible funding by the Parish Council.

vi WALC/ NALC

The clerk had circulated the details of the WALC Briefing Day which will be held on 6th March; the clerk and Cllr Knowles will attend this on behalf of the Council. The clerk and Cllr Mancell had attended an interesting and informative briefing on Accounts and Year End Accounts Preparation and Audit.

vii SDC & WCC Reports

SDC: Cllr Patrick congratulated the Council and developers Linfoot Homes, in being successful in gaining planning permission for Bush Heath Lane. A recent meeting of SDC's Overview and Scrutiny committee had decided not to lift the moratorium on building in the district until the Local Plan expires in 2011; this however will not affect the development planned for Bush Heath Lane. Verdant had managed to largely continue with refuse collections thought the recent bad weather although estate roads in Harbury had not had recycling waste collected for a month. SDC's budget for the forthcoming year will probably include an increase of around 3.5%. Finally Cllr Patrick said that a Councillors' surgery session will take place on Saturday 6th March outside the Harbury Supermarket.

WCC: Cllr Stevens reported that road gritting had gone reasonably well during the recent snow. Potholes will now become a priority and should be reported to Highways as soon as possible. There will a 2.4% increase in the County's budget for the forthcoming year; there will be cuts in the County Music service, increases in care charges and increases in the cost of 16+ transport to school.

Regarding the gritting and clearance of roads and pavements, Cllr Hancock queried whether residents needed some clear advice on whether to clear the pavement outside their property as sometimes this can make the surface even more slippery. Cllr Lockley agreed that he would put a short article in the Harbury News asking residents to clear their pavements and advising them that they will not be liable for any accidents caused on pavements outside their house unless obvious negligence i.e pouring water on the pavement, has occurred.

10\06 DEPPERS BRIDGE

A. Matters Arising –

- i British Telecom – Adoption of Telephone Kiosk
Cllr Grey said that the two main ideas for the adopted telephone kiosk are an extension of the book exchange or to use it as a notice board. Whilst members felt that an additional book exchange was a good idea, there were concerns about the condition of the books during the winter months. Because of this, it was agreed that the kiosk should be used as an extension to the notice board.

B Correspondence

It was noted that all residents in Deppers Bridge had received a leaflet from the Feldon Residents against Wind Turbines.

C Members Items – none.

10\07 PLANNING

A Decisions on Planning Applications

- i Permission Granted with conditions by SDC:
 - 17 Manor Orchard:** Single storey front extension
 - 30 Percival Drive:** Detached double garage and ground floor extension to side
 - Westfield Cottage, Westfields Farm, Fosse Way:** Extension to the time limits for implementing planning permission for application ref no. 06/03084/FUL, decision date 6.12.06, for proposed extension to existing garage
 - Land Adj to Bull Ring Farm, Bull Ring Rd: Retrospective planning permission for stables.
- ii Area Planning Committee:
 - Land East of Bush Heath Lane:** Hybrid application: full application for the erection of 13 affordable two storey dwellings and 9 local market dwellings (mix of 2, 3 and 4 bedrooms) and outline application for up to 27 dwellings (consisting of affordable and local market dwellings) - GRANTED
- iii Parish Council Made No Representation on The Following:
 - Land Adj to Bull Ring Farm Road:** Retrospective planning permission for stables
 - Westfield Cottage, Westfield Farm, Fosse Way:** Extension to time limits for implementing planning permission for application ref. no. 06/03084/FUL, decision date 6.12.06, for proposed extension to existing garage.
 - Westfield Cottage, Westfields Farm, Fosse Way:** Two storey rear extension
 - 17 Manor Orchard: Single storey front extension
- iv The PC Made Representations on the Following :
 - Church House, Crown Street: Conversion of double garage into artist's studio, original garage door openings infilled and glazing sliding folding doors added to the rear elevation: COMMENT: conversion of the garage may cause some

parking issues on what is already quite a narrow road. Although the current owners are conscientious in parking around the corner in Dovehouse Lane, this could potentially cause a problem in the future.

The Wight School, High Street: Demolition of existing dilapidated extension and erection of single storey extension to form new community entrance lobby, disabled toilets, storage room and kitchen: **SUPPORT:** The Parish Council broadly supports this application as it will provide a greatly improved facility for the pre-school and for the village.

The Old Orchard, Mill Street: Extension to roof and external staircase to previously approved garage block: **COMMENT:** The PC has no representation on what is currently proposed, however future use of the garage block should be limited to prevent it potentially becoming a separate dwelling.

Land East of Bush Heath Lane: Hybrid application: full application for the erection of 13 affordable two storey dwellings and 9 local market dwellings (mix of 2, 3 and 4 bedrooms) and outline application for up to 27 dwellings (consisting of affordable and local market dwellings): **SUPPORT/COMMENT:** The Parish Council supports the application for local choice low-cost housing at Bush Heath Lane. The provision of low-cost housing for local people was a need identified in the Housing Needs Survey of 2004, and subsequently became an aim in the Harbury Parish Plan of 2005 [p7]. During the Parish Plan consultation Bush Heath Lane, was identified as “by far the favourite site for low cost accommodation” [Parish Plan p7]. The Village Design Statement (1999) requires us to protect the eastern and western boundaries of the village, but not the southern edge where the Bush Heath Lane site is situated. The VDS also permitted us to consider ‘exception sites’ outside the current village envelope to meet the requirement for affordable housing [VDS p15]. Although we investigated several possible sites for low-cost housing the landowner at Bush Heath Lane was the only one willing to sell at a price that made this type of development viable. We believe therefore that this development meets a key aim of the Harbury Parish Plan [p7].

We have conducted extensive consultation in the local community, including delivering leaflets to every household in the parish, holding a public consultation day and inviting affected residents to Parish Council meetings where they were permitted to ask questions of the developers. There has been opposition from a limited number of residents, and we have made their concerns known to the developers. Some alterations to the plans have been made as a result. We have worked with the developers to produce plans that retain existing boundaries, and include an extensive planting scheme. It should be noted that the proposal to build at Bush Heath Lane was supported by a 2:1 margin at the public consultation day. The council was pleased to see the latest energy efficiency standards being incorporated into the scheme.

It is essential that a legal agreement stating that all homes (both low-cost and market) will only be available in the first instance to those with a strong connection to the parish. We have also stipulated that a new housing needs survey would be required before phase two or phase three of the development proceeds. Phases two and three, if they happen, must also include a majority of local choice low-cost homes in the development.

It is noted that the current description of the application reads “...outline planning for up to 27 dwellings (consisting of affordable and/or local market dwellings)” The Parish Council would **strongly** suggest that the wording is changed to say “...consisting of a mix of affordable **and** local market housing for phases 2 and 3”. The Parish Council is unlikely to support any application in the future that does not include a proportion of affordable housing and, whilst it

is recognised that phases 2 and 3 would be subject to a new housing needs survey, it is highly unlikely that the need for affordable housing will decrease.

Additional information was supplied with regard to this application and the Parish Council's representation on it was as follows: SUPPORT/COMMENT:

- Change in Description of Development: The Council welcomes the suggested change in the description of the development to "...outline planning for up to 27 dwellings (consisting of affordable **and** local market dwellings).
- Ecological Matters: the report from Middlemarch Environmental has been considered and the Council feels that the following points should be highlighted:
 - "The desk study identified one record of greater crested newts within the study area 650m from the site. No water bodies were located within or in a 500m radius of the proposed development area at the time of the survey." Further comments contained within the report suggest that gardens of neighbouring properties are "sub-optimal" and of poor suitability for the breeding ground of the GC newt. The development itself will use well worked farm land which is not suitable habitat for the newt. From this, the Council would suggest that the levels of the crested newt on or adjacent to the site in question are likely to be extremely low or not present at all. Evidence given from neighbours as to past sightings of the newt is mainly anecdotal and unconfirmed.
 - The long line of hedgerow will remain largely unaffected by the development with the exception of access points. This will preserve a main habitat for a number of species which may be present. The overall permanent loss of habitat from the site would be classed as having a "low impact under HIS guidelines (less than 0.5ha of permanent habitat loss)".

Given the points above, the Council feels that there is insufficient evidence of damage to wildlife species including the greater crested newt to warrant this application being refused.

Harbury C of E Combined School, Mill Street: Proposed new swimming pool building: COMMENT: The Council is aware of the concerns of neighbours regarding the following issues and would request that these concerns are addressed with conditions on the planning permission if granted:

- Hours of Use: The council has received assurances from the school that the pool will be in use during term time as follows: 9.00am – 6.00pm weekdays with occasional evening hire by village groups. Saturdays: 9.00am – noon. During the school holidays, the council understands that there may be some pool use but that this will be restricted to an earlier time of closing in the afternoon e.g. 3.30pm approx. The Council would wish these hours of use to form a condition of the permission if given.
- Types of Hirers: The Council has received assurances that the pool will be available for hire by other schools during school hours and by village groups only after school hours and on Saturdays; this should form a condition of the permission. The pool should not be generally available for hire by private users.
- Access: Access, including pedestrian access, to the pool should be via the Park Lane entrance (during school hours only) or the Back Lane/Mill Street entrances to the school only. It is understood that the existing gate to the school grounds in Wagstaffe Close is locked after children have entered school

in the morning and left at night and this entrance should not be used as an access to the pool particularly in the evenings and on Saturdays.

- **Parking:** The main school car park should be used as primary parking for the pool including in the evening and on Saturday mornings.

In addition to the points raised above, the Council has concerns and also has regard for neighbours concerns regarding noise levels from the pool plant room. Under the current design, the plant room is very close to neighbour's houses in Wagstaffe Close. The Council would welcome a re-examination of the plans to consider if, internally, they can be changed to move the plant room to the opposite end, decreasing noise levels for neighbours.

v **Permission Refused by SDC:**

Land off Ufton Road: Extension of time limits for implementing planning permission for application ref 06/02605/FUL, decision date 3.1.07, for proposed demolition of existing workshop buildings and replacement with new business use/workshop.

vi **Applications Withdrawn:**

The Old Orchard, Mill Street: Extension to roof and external staircase to previously approved garage block

vii **Enforcement notices issued -**

viii **Appeals: none.**

ix **Tree Preservation Order: none.**

B Other Planning Matters

i **Harbury C of E School – Proposed Swimming Pool**

It was noted that no decision has yet been taken on this application and that it is likely now to be referred to the March meeting of the Planning Committee.

ii **Bishop Bowl Lakes**

It had, been reported in the press that there is a new owner for the western side of the Bishop Bowl site. It is likely that this area will be developed for residential use (by the owner) and for small scale fishing. The new owners may attend a future Parish Council meeting.

C Correspondence -none

D Members Items - none

10/08 PROPERTIES

A Arising from the Minutes

i **BMX Project**

The clerk had been advised that the Council has been awarded a grant for £6000 towards the cost of the construction of the track from the Community Development Fund. Given the funding ring fenced in the Council's budget of £2800, this still leaves a shortfall of around £3000 on the total project cost. It was agreed that there may be ways in which the project can be scaled back in order to save money and that Cllr Hancock will speak to Cllr Thornley regarding this.

ii **Playground Reports**

The annual free report had been received from SDC and Cllr Hancock said that this was mainly satisfactory although some items had obviously been copied from a previous report. A quotation had been received from AGD Playground Contractors for installation of a new see saw at the children's play area – this was found to be for £800.00 (installation) plus £830 (extension of wetpour surfacing to required area). The clerk explained that the price of the equipment is £1194 from Record Play Equipment plus £110 for carriage and that she has also been recommended a second company (Komplan) by the play inspectors - a “horse see saw” is available in their catalogue for £1321 plus 10% carriage. After discussion and examination of both pieces of equipment in the catalogue, **it was resolved:** that the Council purchase the “horse see-saw” from Komplan and accept the quotation to install from AGD. The clerk was instructed to ask the suppliers if they would waive the 10% carriage fee.

iii Cemetery Risk Assessment

Cllr Hancock reported that progress on this item is ongoing. The Properties W/P hopes to carry out a new assessment of the staked memorials in the near future.

iv Village Maintenance Contract 2010

The maintenance contract had been reviewed and updated by the Properties W/P, has been advertised in the Courier and will soon be advertised in the Harbury News. The clerk has received a number of enquiries to date. The contract will be decided at the February meeting of the Council and will commence on 1st April.

v Grass Cutting – Playing Fields, 2010 Season

A quotation had been received from MFM Services for £47 per mow for the forthcoming season; this is an increase of £1 per mow on last year. **It was resolved,** that this quotation be accepted.

B Correspondence - none

C Members Items

i New Grit Bins

Cllr Lockley said that, due to Heber Drive being impassable in the recent bad weather, the Council should consider buying an additional grit bin for the bottom of the road, near to the dog bin. The clerk also reported that some residents of Honiwell Drive had requested a bin after an ambulance got stuck in the road, however the Area Surveyor will need to survey sites for their suitability for a bin before any are purchased. **It was resolved:** that subject to suitability, the Council should purchase a bin for the bottom of the Heber Drive hill.

10\09 ENVIRONMENT

A Arising from the Minutes

i Street Lighting

Four new metal Columns had been installed to replace concrete ones in Farley Avenue and Sutcliffe Drive, however these have a yellow lantern at present rather than the 42w white ones ordered. This is almost certainly a temporary measure but the clerk was instructed to check with the supplier when the white lanterns will be delivered. A quotation for street lighting maintenance for 2010/11 has been received from WCC; this is for £19.85 per lamp (based on 136 lamps) plus a £5 surcharge for CDO lamps (based on 10 in Harbury). This is cheaper than last year (£21.31 per light) however the saving has been made by cutting the service – from 1st April, WCC will no longer be carrying out night

patrols which means that they will be reliant on members of the public and parish councils reporting any faults to them. **It was resolved:** that the quotation is accepted and that the clerk put a short article in the Harbury News requesting that members of the public report faults to WCC or via the Parish Office.

ii Traffic Management

Cllr Stevens will contact Graham Stanley at WCC regarding when the installation of the traffic calming will begin.

iii Village Improvements – nothing to report.

iv Environment Day 6.3.10

Organisation for the Environment Day is underway; Cllr Patrick reported that the Environment Group will be attending and will have a system for working out people's carbon footprint. The event will be manned by councillors on a rota system and the Council will borrow the display boards used by the Horticultural Society for the stands.

v Update of Parish Plan

The Properties and Environment W/P have reviewed the plan and given feedback on it. The Council is eligible to apply for a grant of up to £3000 to update the plan from SDC.

vi Highways – Entrance to Farm on Mill Street

District Cllr Patrick explained the issues with the entrance to Trice's Farm on Mill Street. The farm needs to provide access for a milk tanker lorry twice a day, every day and, recently, this vehicle has had considerable problems gaining access due to parked cars opposite the entranceway. Neighbours of the farm are conscientious in not parking in this area but other drivers are not aware of the problems. The situation is made worse by the fact that the school entrance is also very close (vehicles attending school events and dropping off and picking up), and there is also a pub and a number of shops just up the road.. Mrs Trice has tried for some time to use cones to mark off the entranceway but they frequently get moved. It was agreed that the Parish Council would support some form of road marking, possibly a box junction to prevent these problems and the clerk was instructed to contact Paul Cowley at WCC in order to discuss this.

B Correspondence - none

i WRCC – Best Village Competition 2010

Correspondence had been received regarding the competition for this year. After discussion, it was agreed that the clerk would circulate details of the different categories covered and request suggestions as to which could be entered.

C Members Items

i Bus Stop at Surgery

Cllr Patrick requested that the Council consider installing a bus stop outside the surgery in Mill Street as this would help residents travelling in to the surgery from Southam and Bishops Itchington. It was agreed however that a bus stop in this area would only add to congestion and that bus users can already ask the bus to stop at any point if they have mobility issues.

ii Mill Street Pumping Station

District Cllr Patrick reported that the pumping station has overflowed again over the Christmas period. Severn Trent now believes that there is a fault in the early

warning system which should alert them to the pump not working. It is also clear that the ditch and culvert need to be made wider.

- iii Illumination of Chesterton Windmill
Members agreed that the clerk should write thanking Mr Evans for his time and trouble in lighting up Chesterton Windmill at Christmas. The Council would be in favour of this happening again next year, although this is dependant on the goodwill of Mr Evans and the owners of the windmill.
- iv Highways Matters
Cllr Hancock requested once again that the Harbury sign southbound on the Fosse Way should be re-instated. The clerk was also requested to point out the flooding on the corner of Church Terrace and Hall Lane to the Area Surveyor again.

10\10 FINANCE AND GENERAL PURPOSES

A Arising from the Minutes

- i Donations to Outside Bodies: nothing to report.
- ii Budget & Precept Request 2010/11
A budget report and spreadsheet from the F & GP W/P had been circulated to all members. Cllr Mancell pointed out that the budget currently proposed would involve raising the precept to £67251.29, a rise of 6.51 %, however, following further examination of the figures it may be possible to reduce this by £1000 by deleting the allowance for a Parish Poll. Following discussion, **it was resolved:** that the precept should be set at £66251.29 which will result in an increase of 4.93 %, £2.89 per year for a Band D property.
- iii Quality Parish Status
The Council has been successful in its application for re-accreditation. **It was resolved:** that this item is DELETED.

B Correspondence

- i Harbury Village Hall
Correspondence had been received from Harbury Village Hall Committee thanking the Council for its recent grant of £5000.
- ii Harbury Junior Rugby Club
Correspondence had been received from the Junior Rugby Club thanking the Council for its recent grant of £600 and asking if members of the Council would be prepared to take part in photographs as publicity for the Club. This was agreed.

C Members Items

- i Quarterly Report
Cllr Lockley said that his quarterly report for the Harbury News would include the following items: - Quality Parish Status, Parish Plan, Bush Heath Lane housing development, maintenance of play equipment, street lighting, grants for village bodies and the grant for the BMX track.

28 January 2010

- 671 -

10/11 ACCOUNTS FOR PAYMENT Proposed by Cllr Hancock and seconded by Cllr Grey. As per Appendix B – full details on request from the clerk.

10/12 ADDITIONAL ITEMS FOR NEXT AGENDA - none

10/13 ANY OTHER BUSINESS

i Advance Apologies

Cllr Thompson gave his apologies for the February and March meetings

10/14 DATE OF THE NEXT MEETING

The next Ordinary Meeting of the Parish Council will be held on **Thursday 25th February 2010** at 7.30pm in the Village Hall.

The meeting closed at 9.15pm.

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