

MINUTES OF
AN ORDINARY MEETING
OF
HARBURY PARISH COUNCIL

Held in Harbury Village Hall, on Thursday 25th March 2010

Page 678

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

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

10/29 APOLOGIES: Apologies had been received and were accepted from Cllrs Thompson, Darlison and Grey

10/30 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 Thornley declared an interest in item 5v, Village Hall – member of the Village Hall Management Committee.

10/31 PUBLIC PARTICIPATION:

Proposed Re-Development of 8 Dovehouse Lane: Mr Wright and Mr Chiles explained their plans for the re-development of 8 Dovehouse Lane. The property, which was previously known as Dovehouse Autos, is jointly owned by Mr Wright and Mr Chiles and is currently in a dilapidated condition. It is proposed that, subject to the planning moratorium being lifted by SDC, that the site be re-developed into two pairs of semi detached houses; Mr Wright explained that this would improve the appearance of the area and would also provide additional housing in the village. The houses would be for either sale (freehold) or private rent depending on circumstances. The green area directly behind the site is currently owned by Warwickshire County Council but there is the possibility that this could also be purchased and used for parking. When drawing up the plans, consideration would be given to the Housing Needs Survey and the Parish Plan. It was queried whether two bungalows could be built on the site instead but Mr Wright explained that this would be uneconomic. Cllr Lockley commented that the Parish Council would need to be convinced of the need for these homes but that the Council would be interested to see the plans once they are at a more advanced stage.

10/32 MINUTES - 25th February 2010

It was resolved that the minutes of the **Ordinary Meeting** of 25th February 2010 having been circulated, be taken as read and signed as a true record.

10/33 REPORTS FROM OTHER BODIES

i Harbury School Governors (AW)

The clerk had received a short report from Mrs Winchester. The School is still awaiting the outcome of the planning application for the proposed swimming pool. The Yr 6 girls' team won the County Cross Country Championship for the second consecutive year.

- ii Public Safety – nothing to report.
- iii Southam College (SH)
Cllr Hancock reported that a representative from the Football Association had visited the school with a cheque for £644,000 for the all-weather pitch. On display at the same time, was an example of the official World Cup ball, the design for which has been done by Julian Wade, a former student of the College. The school governors are currently drawing up plans for improvement work on the main building of the College.
- iv Twinning Association (SH)
The Association is currently finalizing plans for its trip to France in May.
- v Village Hall (JP)
The fundraising committee had held a successful mini beer festival which had contributed £2250 to the Hall's funds. The AGM will be held on 15.4.10.
- vi WALC/ NALC – nothing to report.
- vii SDC & WCC Reports
SDC: District Cllr Patrick reported that a new evening bus service will commence on the 1st April which will give off peak travel in the evening to Leamington for just £2 return.
WCC: Cllr Stevens reported he was still receiving feedback that residents and parish councils of the surrounding village are not happy with the levels of community policing in the area. Cllr Hancock queried when the Community Support Officers visited the village as their presence had been useful initially but now seemed to have been withdrawn.
Cllr Stevens also reported that a new grant year will start on 6th April, that the County was currently working hard to catch up with outstanding repairs on potholes and that the issues regarding the marking of the entranceway of the farm in Mill Street have now been resolved.

10\34 DEPPERS BRIDGE

A. Matters Arising – nothing to report.

B Correspondence – none.

C Members Items

i Traffic Calming

Cllr Hancock requested that the broken bollards on the sections of traffic calming be mended; the clerk will report this to Highways.

10\35 PLANNING

A Decisions on Planning Applications

i Permission Granted with conditions by SDC:

Bethren's Barn, 6A Mill Street: Installation of solar panels on roof slope on south elevation.

8 Pineham Avenue: Erection of single storey extension to rear and porch to front. Amendment to previous approval 08/2309/FUL

Westfield Cottage, Westfields Farm, Fosse Way: Two storey rear extension

The Old Mill House, Mill Lane: Erection of oak framed orangery to side elevation

Wissett Lodge, Church Street: T1 yew – reduce in height to approximately chimney height, T2 2nos conifers – reduce in height by 30%, T3 conifer – trim to alleviate interference with telephone lines

iii Parish Council Made No Representation on The Following:

7 Chapel Street: Construction of first floor extension above existing ground floor extension

Wissett Lodge, 10 Church Street: T1 – reduce height to below chimney, T2 – 3no. conifer – reduce height by 30%, T3 conifer – reduce height to below overhead telephone cable and reduce width

The Old Mill House, Mill Lane: Erection of oak framed orangery to side elevation

Harbury House, Butt Lane: Erection of greenhouse

The Old Orchard, Mill Street: Extension to roof of existing garage with external staircase. Retrospective permission for pitched roofs over flat roof dormers approved under 08/01373/FUL

iv The PC Made Representations on the Following :

7 – 8 Church Street: Change of use from A1 shop to C3 single dwelling house with external alterations: It is noted from the plans that the backstairs, back bedroom and bathroom appear to have a solid wall between them and the rest of the house. The Parish Council would not wish this to become a separate dwelling annexed to the house. The Council does however, broadly support the plans to bring this building, which is prominent in Church Street, back into use.

Bishop Bowl Lakes, Station Rd: Application for Lawful Development Certificate for manager's dwelling (approved by ref: S98/1653): The Council would wish to be assured that a planning officer has visited the site and is satisfied that development has commenced within the required timescale.

Bishop Bowl Lakes, Station Road: Application for Lawful Development Certificate for 21 fishing lodges and associated works: The Council would wish to be assured that a planning officer has visited the site and is satisfied that this application has been commenced within the required timescale.

Bishop Bowl Lakes, Station Rd: Application for Lawful Development Certificate for a fisherman's clubhouse: The PC would like to be convinced that the planning officers are satisfied that the following pre-conditions of the original permission have been met or are likely to be met in the course of implementing this application:

Condition 5: construction of a ghost island junction on the B4451 – building not to be occupied until this condition has been met.

Condition 6: a scheme for the satisfactory disposal of foul sewerage should be approved before the scheme is commenced

Condition 7: a scheme for the satisfactory disposal of surface water drainage should be approved before the scheme is commenced.

Condition 8: A wildlife plan should be adopted before the scheme is commenced.

The Council would also wish to be assured that officers have visited the site and are satisfied that viable development has commenced on this application.

v Permission Refused by SDC: nothing to report.

vi Applications Withdrawn: none

vii Enforcement notices issued - none

viii Appeals: none.

ix Tree Preservation Order: none.

B Other Planning Matters

i Proposed Development of 8 Dovehouse Lane

Members had no further comments on this matter.

ii Biffa Landfill Site: Application for Landscaping of Site

Cllrs Patrick and Thornley had attended a liaison meeting at the site at which this application had been further explained. The work has become necessary largely because of the fire at the site several years ago; this has led to a need to adjust the tipping levels. It was confirmed that the new site building will be landscaped in due course. Following discussion, **it was resolved:** that a response of “no representation” should be forwarded for this application. Cllr Knowles raised the issue of lorries turning left out the site and hence travelling through Harbury; under the terms of the application most vehicles should turn right only. It was agreed that the clerk would raise this matter with the site manager.

iii Draft Core Strategy

Cllr Patrick briefly outlined those areas of the draft Core Strategy which were likely to impact on Harbury. It is proposed that the village is designated a Local Service Village and, as such, will be required to provide a degree of new build housing to meet local need. It is thought however that the development at Bush Heath Lane will account for much of this. The Bishop Bowl Lakes site is earmarked in the plan as a development site and it was noted that no reference had been made to the Master Plan for the site. **It was resolved:** that the Council’s response to the Strategy should be delegated to Clerk in conjunction with Cllrs Patrick and Lockley; particular reference should be made to the need to refer to the Master Plan and policy RBS.4. Responses need to be received by SDC no later than 22.4.10.

iv Bush Heath Lane Development: Grant of Proposed Easement.

It was reported that completion of the legal matters regarding the Grant should take place on Friday 26th March. Difficulties surrounding the payment of the solicitor’s fees had now been resolved.

v Proposed High Speed Rail Link

Cllr Stevens reported that the proposed route runs close to Ufton, Bascote Heath and Ladbroke. There will be an early consultation on the potential blight to neighbouring properties and the main consultation will commence in August 2010.

C Correspondence -none

D Members Items

i Harbury Primary School – Swimming Pool

District Cllr Patrick reported that SDC Planning Department has raised a number of environmental health issues regarding this application is and currently waiting for a response back from the applicants. It is expected that the application will be referred to the Planning Committee meeting due to be held on 28.4.10.

10/36 PROPERTIES

A Arising from the Minutes

i BMX Project

Cllr Thornley and the Clerk had held a positive meeting with the contractor who supplied the original quote for the track. It is proposed that he provide a new quote for scaling down the project in the first instance and remodeling the mounds into the outline shape of the track. A decision could then be taken on whether and how much extra work needs to be done. This would allow the work to commence, using the existing grant money, in early summer. It was agreed that the Council would consider the new quote at the April meeting.

ii Playground Reports

Further to the March meeting, plans for the see saw have had to be revised as Komplan, the suppliers of the preferred "horse" see saw had insisted that the whole area be resurfaced. This would make the project prohibitively expensive. Consequently a representative from Record has visited the site and, from an initial survey, has stated that the wetpour can be extended rather than replaced. The revised quotation for this work was found to be £3063. **This was resolved.**

iii Cemetery Risk Assessment

The re-assessment of the cemetery is scheduled for Tuesday 30th March subject to weather conditions.

B Correspondence - none

C Members Items - none

10\37 ENVIRONMENT

A Arising from the Minutes

i Street Lighting

Detailed proposals of the street lighting scheme for Bush Heath Lane had been circulated to all members. Following discussion of the proposals, **it was resolved:** that Linfoot Homes would be requested to reduce the number of lights in the scheme from 5 to 3 and that the standard specification consistent with other new lights installed in the village should be used.

ii Traffic Management

It was noted that some road markings at the sites had been done but that there had been no further progress.

iii Village Improvements

Two grit bins have been delivered, one for Honiwell Close and one for Heber Drive and these will be installed and filled with grit within the next two weeks.

iv Environment Day 6.3.10

The Environment Day had been attended by approximately 50+ people with particular interest being shown in the air source pumps and the recycling stand. It was generally felt that the event had been successful. The waste and recycling group from SDC have also booked to attend Harbury Carnival.

v Update of Parish Plan – nothing to report

B Correspondence - none

C Members Items

i Street Lighting

Cllr Mancell queried whether any progress had been made on the proposal to switch off some lights at night. It was agreed that this plus the possibility of

installing LED lights would be discussed at a future meeting of the Environment W/P.

10\38 FINANCE AND GENERAL PURPOSES

A Arising from the Minutes

i Donations to Outside Bodies: Stratford Citizens' Advice Bureau

The Council had received correspondence requesting grant assistance from the Stratford Citizens' Advice Bureau. The Bureau handles over 6000 clients per year of which 56 were from the Harbury Parish. Following discussion however, **it was resolved:** that, on this occasion, the Council could not make a grant contribution towards the Bureau.

B Correspondence

i Harbury Duke of Edinburgh Award Group

An e-mail of thanks had been received from the group for the grant awarded to it at the February meeting.

ii Harbury Junior & Senior Football Clubs

An e-mail of thanks had been received from the clubs for the Council's decision to purchase white liner for the marking of the football pitches.

iii Harbury Beaver Group

Cllr Lockley reported that the Council had received an offer of help from the Beaver Group, which caters for boys aged 6 -8 year of age, in carrying out simple volunteering tasks around the village. Litter picking in the Memorial Garden, around the Village Hall and outside the Library and helping to sort the book exchange were made as possible suggestions. It was agreed that Cllr Lockley would respond to the group accordingly.

C Members Items – none

10/39 ACCOUNTS FOR PAYMENT Proposed by Cllr Patrick and seconded by Cllr Mancell. As per Appendix B – full details available on request from the Clerk.

10/40 ADDITIONAL ITEMS FOR NEXT AGENDA

10/41 ANY OTHER BUSINESS – none.

10/42 DATE OF THE NEXT MEETING

The next Ordinary Meeting of the Parish Council will be held on **Thursday 22nd April 2010** at 7.30pm in the Village Hall.

The meeting closed at 8.39pm.

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