

Harbury Parish Council

Minutes of the Ordinary Parish Council Meeting 25 July 2013 at 7.30pm Tom Hauley Room

Present

Cllr Lockley (Chairman)
Cllr Summers

Cllr Thornley
Cllr Knowles

Cllr Hancock
Cllr Mancell

In Attendance

Mrs Alison Biddle, Clerk to the Council
District Cllr Mann (from 7.45pm)
District Cllr Hamburger
County Cllr Stevens
Mrs Linda Ridgley, Harbury News
Nigel Moore (Follett Property Holdings Ltd)
Members of the public: 50

13/103 Apologies: Cllr Patrick; Cllr Lewis; Cllr Thompson; Cllr Ekins

13/104 Declarations of Interest: None declared.

13/105 Harbury Estate (former cement works)

Nigel Moore (Follett Property Holdings Ltd) outlined the proposals for the development of brownfield and previously consented land at the former cement works. Follett's have entered into a contract with the St Francis Group which specialises in the regeneration of brownfield sites. They envisage 150 dwellings, a care home, a local shop and some small scale business units on the site which straddles the parish boundary with Bishop's Itchington. Their plans also include the formation of a country park around Bishops Hill, with full public access. They want to work with the community and SDC to achieve this. At the moment, detailed surveys are being carried out which include one on the important ecology of the site. They hope to submit a planning application towards the end of the year. Cllr Lockley reported that he and the clerk had met with Andy Wilkins, of the St Francis Group, and Cllr Chris Kettle, the chairman of Bishop's Itchington PC, last week. It had been suggested that the two councils form a joint working party to hold regular consultation meetings with Andy Wilkins as the plans move forward.

13/106 Public Participation

Gypsies & Travellers Sites Consultation

Representation was received from members of the public who raised several objections to proposals by WDC for sites on land at Barnwell Farm and Leamington FC, Harbury Lane, Fosse Way and also land at and adjacent to Warwickshire Exhibition Centre.

People felt aggrieved at the lack of notification and consultation. The 3 sites closest to Harbury are on the border of WDC's area and some distance from the majority of towns and villages in Warwick district. It was noted that SDC has yet to produce its plan for gypsy and traveller sites which may also impact on Harbury. The parish council was called on to be pro-active in this matter by taking the initiative and contacting neighbouring parish councils.

The following objections were made:

- **Access to surgeries and schools** – as Harbury is the nearest village, the burden will fall on Harbury School. The surgery's patient list is already full.
- **Public transport** – there is some public transport but no footpaths
- **Flooding** – the sites off Harbury Lane are on a flood plain

- **The Fosse Way** – this has been designated as a high risk road for accidents by WCC
- **Local businesses** – these would be disturbed or displaced if they were subjected to a compulsory purchase order
- **Provision of utilities** - BT cannot provide an internet connection
- **Urbanisation of open countryside**
- **Impact on historic environment** - this includes the Roman remains near Chesterton and the windmill
- **Footprint of proposed sites** - will dwarf the existing small community of a handful of houses on the Fosse Way
- **Security issues** - the possibility of feral dogs could threaten livestock. There were also concerns about the effect on local wildlife e.g. great crested newts and bats
- **Contrary to WDC's development plan**

It was reported that over 500 letters of objection had been received by the residents' action group, plus numerous petitions and emails. Approximately 200 residents had attended a meeting in the village club of whom only 2 people did not object to the proposals. The parish council was called on to object to WDC's proposals and to question SDC re its lack of proposals for gypsies and travellers within its core strategy document which is about to go out for public consultation. Cllr Mann explained that SDC would be running a separate consultation on this issue later in the year.

Some concerns were expressed about the residents' campaign and the impression which it had given of Harbury as a community. A few people felt that there had been a lack of concern for travellers and that there is a need for authorised sites. Travellers' voices had not been heard and there was a lot of misinformation.

13/107 Minutes

It was **RESOLVED** to accept the minutes of the ordinary meeting held on 27 June 2013 as a true and complete record of that meeting.

13/108 Library

1 Lease Update

A new draft lease has been received. The library working party is to meet next week to discuss and following that, the clerk and Cllr Mancell will meet with the council's solicitor to clarify some outstanding points.

2 Update Report

Cllr Lockley is following up the remaining funds from the Sec 106 agreement in respect of the Bush Heath Lane development and has also notified the school about this.

13/109 Reports from Other Organisations

1 Harbury School Governors – a short report had been received and circulated.

2 Public Safety – nothing to report.

3 Southam College – the college will not be applying for academy status in the near future.

4 Twinning Association –nothing to report.

5 Village Hall –nothing to report. Cllr Lockley has raised the possibility of including the hall in any Section 106 agreement regarding development of the cement works.

6 Harbury Energy Initiative

A report had been circulated to members prior to the meeting. It was agreed to discuss the group's requests for help from the PC further. Cllr Thornley will attend the HEI meeting and Cllr Lewis is also to be asked if she could be involved. The clerk was asked to respond positively to HEI's requests.

7 **WALC/NALC** – nothing to report.

8 **SDC & WCC**

The following reports were received from county and district councillors:

SDC

- The core strategy is going out for consultation. It includes the proposals for a new settlement at Gaydon/Lighthorne Heath.
- It has been suggested that the ward boundary changes should include Harbury with Chesterton and Lighthorne Heath.
- Cllr Summers had attended the public meeting at Bishop's Itchington about proposed housing developments which had been organised by D Cllr Hamburger. SDC's chief executive had been in attendance along with Jeremy Wright MP. She felt it was a useful and informative meeting.

WCC

- There is concern about the proposals for gypsy and travellers sites all over the district.
- The M40 J12 improvements should prevent the rat runs as more people want to live in the area.
- The HS2 judicial review has been overturned. It will affect Harbury with many road closures during the construction period.
- Cllr Stevens supports Village with a Vision plans.
- Community grants are available.

13/110 Deppers Bridge

1 **Update**

Cllr Ekins was not present and no report had been received.

2 **Correspondence** – none received.

3 **Members Items** - none.

Cllr Mancell left the room at the beginning of the next item.

13/111 Planning

1. 13/01476/FUL

Proposed ground floor extension

10 Dovehouse Lane

Harbury

It was **RESOLVED** to make no representation.

Cllr Mancell returned to the room during the next item

2 13/01595/FUL

Construction of two semi-detached cottages on land adjacent to the Old New Inn.

Old New Inn

Farm Street

It was **RESOLVED** to object to this application on the following grounds:

- This is infill in the conservation area and is contrary to the VDS and parish plan.
- It is over-development of the site.
- The access is difficult being just opposite the junction with Manor Orchard.
- There are poor sight lines on egress from the proposed development.
- The development would be very close to the next door property and would dominate it in terms of height and position.

3 13/01374/EXT (related ref: 10/02516/FUL)

An application has been received to extend the time period for the implementation of The previous permission granted for the following: Conversion of existing roof space with the insertion of 3 no. dormer windows. Extend at first floor level over existing front porch.

Manor Cottage

Park Lane

It was **RESOLVED** to make no representation.

4 Gypsies & Travellers Sites Consultation

Consideration was given to proposals for sites as the following locations:

- Land at Barnwell Farm, Harbury Lane
- Land at & surrounding Leamington FC, Harbury Lane, Fosse Way
- Land at Fosse Way/A425, Warwickshire Exhibition Centre (both sides of Fosse Way)

It was **RESOLVED** to object to this proposal on the following grounds:

- There are no suitable medical facilities close to these sites (the Harbury Surgery is full)
- There are no suitable educational facilities close to these sites
- There is a bus route along Harbury Lane but no footpath and there is no direct access to the public transport network at the other site near WEC.
- The sites do not offer safe access to the road network
- The two sites off Harbury Lane are on a flood plain
- There would be a detrimental impact on the historic landscape (Roman fort and Chesterton Windmill)
- The impact of these sites would largely be felt in the neighbouring district and not by tax payers in Warwick district.

It was agreed that the council's response would include a note to the effect that it fully accepts the need to make proper provision for gypsies and travellers but these particular sites are not suitable for the above reasons.

A final draft of the council's formal response will be circulated to members before submission to WDC.

5 **Harbury Fields Street Naming**

It was agreed that the street name for the second phase should be "Ridgley Way".

6 **Other Decisions Noted** – as per Appendix A.

7 **Neighbourhood Development Plan**

The working party had met and devised a strategy. They had drafted a questionnaire and had provisionally arranged for a public meeting to be held in September with a view to encouraging residents to get involved. There is also a need to consult with neighbouring parishes. The questionnaire and strategy were circulated to members for their comments.

8 **Correspondence**

Letter re Old Farmhouse, Bull Ring Farm was noted.

9 **Members Items**

- Planning Group – the remit of this group was discussed. It was understood that the function of the group is to preview the applications and draft a response for consideration by the council. The response may change after discussion by the other members at the council meeting. It was agreed that in future the clerk would circulate all planning applications received to all members who would send any comments they wished to make to Cllr Summers as chair of the planning group.
- Rose Cottage, 43 South Parade – so far the only enforcement of the recent planning committee decision to refuse planning permission, has been in respect of the garage roof. The matter is still on-going.
- Core Strategy Consultation – the consultation period falls wholly within the summer recess period. Therefore it is essential that all councillors read the documents and submit their comments to the clerk by the end of August. The matter will also be

discussed by the planning group. A draft response will be circulated to all members before submission to SDC.

- Cllr Lockley will attend the area planning committee next week to speak against the application for 81 dwellings at Plough Lane, Bishop's Itchington.

13/112 Properties

1 BMX Track – the refurbishment work has been completed and well received by the young people. It needs to be regularly sprayed and strimmed. It was agreed to include this in the grounds maintenance contract from now on.

2 Skate Park – the new equipment has been installed and is being well used by the young people. There was an initial safety concern which has now been resolved. It was noted that the council's insurers need to be advised that additional equipment has been installed.

3 Play Areas

- Aerial runway – this is no longer considered to be safe and has been taken out of use. When Wicksteed come to quote for repairs to the multi-play area they are to be asked to look at the runway too.

4 Playing Fields

- Senior goals – It will cost approximately £2,000 to replace these. The clerk is currently waiting for a specification from the football club.
- Remedial work - It was agreed that the clerk should ask the contractor to repair the damage to the field where the vehicles had made ruts last autumn while building the bonfire.
- Drainage – Cllr Knowles and the clerk had met a drainage contractor on site. It has been established that the problem in the adjoining paddock is not caused by anything happening on the playing field. It was agreed that the clerk should ask the grounds maintenance contractor to clean out the ditch between the BMX track and the skate park. The organisers of the annual bonfire will be asked not to put the debris in the ditch in future.
- Annual inspection - The inspector from Coventry CC had recommended that an annual inspection is carried out. The clerk is currently obtaining quotes for this service.

5 Tennis Courts

- Weed spraying - it was agreed to include weed spraying around the edge of the courts in the maintenance contract.
- Re-surfacing – the tennis club will contact the clerk re quotes for this work.

6 Car Park - nothing to report.

7 Cemetery

- Water tank – the tank is leaning over. It needs to be cleaned out and re-siting. The water butt is too close to the ground and needs to be raised. The clerk will find someone to do these jobs.
- Policy on memorial benches – it was agreed not to allow any more benches to be installed in the cemetery from now on. The clerk and the properties group will draft some rules for the cemetery.

8 Correspondence – none received.

9 Members Items

It was reported that the refurbishment of the BMX track had revealed the stump of some previous play equipment in the centre of the track. This needs to be sawn off at ground level. The clerk will arrange for this to be done.

13/113 Environment

1. Street Lighting – Bush Heat Lane

Linfoot has agreed that the new lighting column can be located on the verge at the corner of the entrance to the car park. They understand that it may be necessary to excavate the footpath and that E.ON will make this good afterwards. The clerk will now confirm the order with E.ON.

2. **Village Improvements** –nothing to report
3. **Traffic Calming**
It sounds as though the message we received from WCC several months ago was incorrect and there are no plans to install dragons’ teeth in Bush Heath Lane.
4. **Correspondence** – none received
5. **Members Items** - none

13/114 Electoral Review

Cllr Lockley had prepared a draft response which had been circulated to all members. He had suggested that under the new warding arrangements Harbury should be grouped with Chesterton and Kingston, Ufton and Ladbroke. The draft response was agreed and will be submitted to SDC.

13/115 Finance & General Purposes

1. **Financial Report** – noted. No questions.
2. **Grant application, Tom Hauley Room**
It was **RESOLVED** to award a grant of £500 towards the kitchen renovation.
3. **Grant application, Victorian Street Fayre**
It was **RESOLVED** to award a grant of £600 to Harbury School PTA to subsidise the cost of fairground rides.
4. **Grant application, Travellers Sites Consultation Publicity**
It was **RESOLVED** to refuse this application on the grounds that it did not meet the council’s criteria in that the residents’ action group is not a formally constituted group. It was noted that the organisers felt this was an extraordinary situation and perhaps the council’s rules could be more flexible in such circumstances.
5. **Correspondence** - none
6. **Members Items** - none

13/116 Accounts for Payment

It was **RESOLVED** (proposed Cllr Knowles, seconded Cllr Hancock) to approve the accounts payable as per Appendix B.

13/117 Reports & Questions

None

13/118 Date of Next Meeting

The next ordinary meeting of Harbury Parish Council will be held on Thursday, 26 September 2013 at 7.30pm in the Farley Room, Harbury Village Hall.

Meeting closed at 10.13pm.

Signed.....Chairman Date.....

APPENDIX A

Planning Applications – Decisions to be noted 25 July 2013

Parish Council Responses (made since last parish council meeting using delegated powers)

- 1 13/01455/FUL and 13/01456/DEM
Demolition of existing rear extension and proposed two storey and single storey extensions to replace removed.
9, Church Street
No representation but the neighbour's concerns about their right to light are noted. The parish council requests that due consideration is given to these concerns.

- 2 13/01438/FUL
Proposed first floor rear extension
75 Mill Street
No representation
N.B. Cllr Summers declared a personal interest as the applicant is her daughter. Cllr Summers did not take part in any consultation between the clerk and other members of the council on this matter.

SDC Decisions

- 1 13/00986/FUL
Proposed erection of two storey rear extension
12, Hillside
Permission with conditions

- 2 13/01004/FUL
Proposed construction of a tennis court and 2.7m boundary fence
Leycester House Farm
Chesterton Road
Permission with conditions

- 3 13/00503/FUL
Retrospective permission sought for oak framed porch, single storey extension to side/rear of property, detached oak framed garage to side of property and vehicle and pedestrian timber access gates to front.
43, South Parade
Refusal

Other

- 1 13/01252/FUL
Change of use of existing public house to children's nursery with minor external alterations and erection of single detached dwelling and associated garage.
The Dog Inn
The Bull Ring
Application withdrawn

