

Harbury Parish Council

Minutes of the Ordinary Parish Council Meeting 26 September 2013 at 7.30pm Harbury Village Hall

Present

Cllr Lockley (Chairman) Cllr Thornley Cllr Hancock Cllr Lewis (from 7.35pm)
Cllr Summers Cllr Knowles Cllr Ekins Cllr Thompson

In Attendance

Mrs Alison Biddle, Clerk to the Council
District Cllr Mann (from 7.50pm)
County Cllr Stevens
Mrs Linda Ridgley, Harbury News

Members of the public: 9

13/119 Apologies: Cllr Patrick; Cllr Mancell

13/120 Declarations of Interest: None declared.

13/121 Public Participation

Tennis & Netball Courts Improvements Work

Colin Mercer, of Harbury Tennis Club, had obtained 2 quotes for consideration by the council and a 3rd had been requested but not yet received. He explained the work to be undertaken which included re-surfacing and new fencing.

Cllr Lewis arrived during the above item.

Bishops Bowl Lakes

The owner explained to the council their plans for improvements to be carried out at the lakes. There is a problem with subsidence which is causing the banks to collapse. The proposal is to make the lakes shallower which will make them safer and prevent further damage to the banks. They intend to submit a planning application within the next couple of months.

Planning Application, 9 Church Street

The applicants withdrew their original application following advice from the planning officer that it was likely to be refused. A new application has now been submitted. They have reduced the size of the double storey extension and have consulted with their neighbours who support the new plans. They hope the PC will also support them.

Planning Application, 20 Dovehouse Lane

The applicant is seeking to move the boundary fence to enclose a strip of land which currently appears to be a grass verge but which the applicant believes is within his ownership according to a plan he has from the Land Registry. However, it seems that WCC believes that this land is amenity land which is owned by them. The applicant was advised to follow it up with WCC.

Harbury Energy Initiative

Members of HEI explained that they were very interested in obtaining a "sublimator" which would involve applying for funding to carry out a feasibility study but the application would need to be made by the parish council as a legal entity. Cllr Thornley volunteered to work with the group on this on behalf of the PC. The group is also working on a draft questionnaire for circulation to Harbury residents. They will pass this to the PC for consideration in due course.

13/122 Minutes

It was **RESOLVED** to accept the minutes of the ordinary meeting held on 25 July 2013 as a true and complete record of that meeting.

13/123 Library

1 Lease Update

The final version of the lease has still not been received but there has been some progress.

2 Update Report

The library group will have a stall at the Victorian Street Fayre.

Cllr Lewis left the room for 2 minutes at the beginning of the next item

13/124 Reports from Other Organisations

1 Harbury School Governors

No official report had been received. However, it was noted that Windmills Nursery and Kids Club have received notice to vacate the premises at the end of this academic year.

2 Public Safety – nothing to report.

3 Southam College

County Cllr Stevens reported that Southam College had received its best ever GCSE and A level results. They are building a new dining room and have a grant for new tennis and netball courts.

4 Twinning Association

The twinning association will have a stall at the Victorian Street Fayre. Their AGM is on 15 November 2013.

5 Village Hall

The clerk has received a request for the railings, which are owned by the PC, to be painted. The village hall committee is to be asked to obtain some quotes. It was noted that the committee will have a stall at the Victorian Street Fayre.

6 Harbury Energy Initiative

These matters were discussed during the public forum above.

7 WALC/NALC

- i Local Council Charter Review - it was agreed to make no comments
- ii WALC AGM – the date was noted and the report circulated.

8 SDC & WCC

The following reports were received from county and district councillors:

SDC

- The cabinet meeting on 14 October will discuss the proposed new town at Gaydon. Cllr Mann has asked if it could be webcast.

WCC

- The budget was discussed today. A further 92 million pounds needs to be saved over the next 4 years. It is estimated there will be around 600 further job losses.
- The proposed improvements at J12 have been approved. Cllr Stevens has asked that traffic movements are properly managed throughout the road works.
- HS2 – the majority of WCC councillors have voted in favour of continuing to oppose it.

13/125 Deppers Bridge

1 Update – nothing to report

2 Correspondence – none received.

3 Members Items - none.

13/126 Planning

1 **The Dog Inn**

The Bull Ring

The application had not yet been received so there was no discussion.

2 **13/01618/FUL**

Change of use of amenity land to residential curtilage and the erection of a replacement brick wall with fence panels at a combined height of 1.8 metres to enclose the amenity land in question.

20 Dovehouse Lane

It was **RESOLVED** to object to this application on the grounds that there would be a loss of green space which would have a detrimental effect on the street scene. There were also concerns about the impact on the visibility splay at the junction with Neales Close.

3 **13/02301/FUL & 13/02315/DEM**

Proposed two storey and single storey extensions and demolition of existing rear section of house

9 Church Street

It was **RESOLVED** to support this application on the grounds that it will improve the area. It was noted that the previous problem with light issues had now been resolved.

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

5 **Neighbourhood Development Plan**

The public event has now been re-arranged for 16 November. A questionnaire, which had been circulated to councillors prior to the meeting, will be sent out to all residents in the days before with an invitation to attend the event. It is hoped that this will generate some interest and that enough volunteers can be found to form a committee. Village groups will also be invited. There will be some grant funding available but the NDP also needs to be included in next year's budget. Cllr Summers reported that she had attended the Bishop's Itchington NDP group meeting to find out more about how they were going about the preparation of a plan.

It was noted that the Harbury Society has a speaker on NDPs at its meeting on 14 October.

6 **Harbury Estate**

The first meeting of the joint working party had taken place and there had been a positive and fruitful discussion. A draft report on socio-economic services in the two villages had been circulated to councillors. Additional surgery capacity had been identified along with the need for a further community building and possibly indoor sports provision. Fortnightly meetings will take place from now on. The developers aim to submit a planning application before the end of the year.

7 **Affordable Housing – Harbury Fields Phase 2**

Councillors had received some complaints about the marketing of these houses which in the case of one particular plot had resulted in applicants being asked to submit bids above the original asking price. In a situation where several applicants all satisfy the criteria, the council would have preferred a lottery system to select the successful applicant rather than asking for bids for houses which are supposed to be "affordable". It was **RESOLVED** to write to Linfoot Homes to express the council's disappointment at the method of selection.

8 **Correspondence** - none received.

9 **Members Items** - none.

13/127 Properties

1 **BMX Track** – nothing to report

2 Skate Park – there has been very good feedback from the young people re the new equipment

3 Play Areas

i Repairs to play area – a quote had been received from Wicksteed for repairs to the multi-play unit and also the safety surfacing. It was **RESOLVED** to accept the quote and place an order for the work to be carried out.

ii Aerial runway – it has been confirmed by an inspector that the existing runway is no longer fit for purpose. Quotes for a replacement have been received and it would cost approx. £8,500. It was suggested that perhaps some different equipment should be considered instead. It was agreed to consult with the children and young people. Cllr Lockley will contact Y6 and Cllr Hancock will put a notice in the Harbury News.

iii Basketball back boards – it was agreed to defer this until the end of the financial year and review the budget at that time.

iv Quarterly & Annual Inspections – a quote had been received for quarterly inspections which was cheaper than Coventry CC. It was agreed therefore to accept this quote and change contractor to PIRMS. It was also agreed to request an annual inspection from a separate independent inspector. Roger Davis was selected from the list of quotes provided. An annual inspection will provide a risk assessment and add to the integrity of the inspection regime.

4 Playing Fields

i Senior goals – quotes had been received. It was agreed to place an order at the end of the football season as the current position of the goals needs to be moved and it would be sensible to do this at the same time as the new goals are installed.

ii Ditch cleaning - the clerk reported that there would be some considerable work involved in reinstating the ditch and that the grounds maintenance contractor was doubtful whether it would have any real benefit. It was agreed to monitor the situation over the winter. The bonfire organisers are to be reminded not to dump their waste there.

iii Barbed wire – There is some barbed wire along the boundary between the paddock and the playing field. The clerk was asked to write to the landowner to express the council's concern on safety grounds, in particular the risk to children.

iv Oak sapling planting - The clerk will ask Colin Sheasby to contact Cllr Hancock.

v Tree works – there is a large cherry tree in the hedge along the allotment tracks which is overhanging a nearby property and causing concern to the owner. There are also some saplings growing along the hedge line, close to the runway which ought to be removed. The clerk will contact Colin Sheasby and ask him to make an inspection.

5 Tennis & Netball Courts

It was **RESOLVED** (proposed Cllr Lockley, seconded Cllr Hancock) to go ahead with the re-surfacing and replacement fencing as per the quote received from Euroclay. There is enough money in the sinking fund to cover the cost of the work.

6 Car Park - the drainage channel has been damaged. It was agreed to monitor the situation over the next few months.

7 Cemetery - the clerk still needs to find someone to clean out and re-site the water tank.

8 Correspondence – none received.

9 Members Items

There is a problem with the footbridge on the public footpath at the far end of the playing field. The clerk was asked to report this to the footpath group and also copy in the rights of way office at WCC.

13/128 Environment

1. Street Lighting

The new column in Bush Heath Lane has been installed. The lanterns in the rest of the village were supposed to have been cleaned recently but it would appear that some of them have been missed. Councillors were asked to check them.

2. Village Improvements –nothing to report

3. Traffic Calming

An email had been received requesting traffic calming in Dovehouse Lane near the Pound. The clerk was asked to write and explain that traffic calming in this location would probably not be viable. It was noted that this section of road has recently been repaired by WCC despite the fact that it has always been believed that this section is unadopted.

Cllr Lewis reported that she had been advised that it would cost £1500 to install crocodile teeth in Bush Heath lane. It was agreed to discuss this further at the budget meeting.

4. Street Cleaning

There is a particular problem with dog mess along the footpath between Percival Drive and South Parade. The clerk has asked SDC to clean this area but has not received any reply so far. She was asked to follow it up with a letter.

5. Correspondence – none received

6. Members Items

- It was noted that the grit bins at Treens Hill and Farm Street need replenishing. Cllr Summers and her husband will look at moving the bin in Bull Ring Farm Road into position. When this has been done, the clerk will ask WCC to fill the bins.
- The no 1 bollard on the footpath between Percival Drive and South Parade is out again.

13/129 Finance & General Purposes

1. Financial Report – noted. There were no questions but the clerk reported that she had received a request to fund some new Christmas lights and that there was money in the budget to cover this. She will put it on next month's agenda for approval.

2. Small Business Saturday

It was agreed to support this initiative by producing flyers and to provide up to £200 for printing costs. Cllr Lockley will organise this.

3. Correspondence - none

4. Members Items - none

13/130 Accounts for Payment

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

13/131 Reports & Questions - None

13/132 Date of Next Meeting

The next ordinary meeting of Harbury Parish Council will be held on Thursday, 24 October 2013 at 7.30pm in the Farley Room, Harbury Village Hall.

Meeting closed at 9.55pm

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

APPENDIX A

Planning Applications – Decisions to be noted 26 September 2013

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

- 1 13/01877/FUL
Proposed single storey front and rear extension, proposed porch on principal elevation and construction of new detached garage to rear
1, South Parade
No representation
- 2 13/01810/EXT
Extension of time to previously approved application (10/01393/FUL) for a proposed bay window to side of dwelling
Hill Cottage, 2 Farm Street
No representation
- 3 13/01898/TREE
Tree works
Dennys Close, Temple End
No representation
- 4 13/01018/FUL
Change of use of land for siting of mobile home (retrospective)
Bridge End Farm, Bull Ring Farm Road
No representation
Comment: The parish council requests that the condition which was imposed in 2006 when the original permission was granted, is reinforced i.e. the caravan should not be occupied or used at any time as an independent residential unit.
- 5 13/01791/TREE
Tree works
Allington House, 1 Farm Close
No representation
- 6 13/01655/FUL
Continued use of former agricultural building for B1 business use
Bull Ring Farm, Bull Ring Farm Road
No representation
- 7 13/01922/FUL & 13/01924/LBC
Proposed single storey rear extension
4, Hall Lane
No representation
- 8 13/01698/FUL
Open framed timber single garage extension to existing double garage
Pinewood House, Bush Heath Lane
No representation
- 9 13/01807/FUL
Two storey and single storey rear extensions, single storey extensions to front and side and new vehicular access
35, Manor Road
No representation
- 10 13/01662/FUL
Replacement 1.8m fence
32, Vicarage Lane
No representation

- 11 13/01880/FUL
Change of use of agricultural land to residential curtilage and provision of two bedroom dormer farm bungalow
Springfield Farm, Middle Road
Object for the following planning reasons:
It would be development on a greenfield site and outside the village footprint. It is therefore contrary to the VDS which has designated this area as an important edge to the village. The council also has concerns about access from the site onto the brow of the hill on Middle Road and the impact this would have on road safety.
- 12 13/01979/FUL
Construction of new access, new pedestrian link, open space and erection of 31 dwellings with associated infrastructure
Land at Station Road
Bishop's Itchington
No representation but Harbury PC asks that full consideration is given to the impact on shared local services such as the school, doctors' surgery and Harbury Village Library and therefore requests that it is consulted on the Sec. 106 agreement.

SDC Decisions

- 1 13/01476/FUL
Proposed ground floor extension
10, Dovehouse Lane
Permission with conditions
- 2 13/01408/TREE
Tree works
Lorne Cottage, Crown Street
Consent with conditions
- 3 13/01220/FUL
Proposed ancillary accommodation to the rear
Westfield Cottage, Westfields Farm, Fosse Way
Permission with conditions
- 4 13/01438/FUL
Proposed first floor rear extension
75, Mill Street
Permission with conditions
- 5 13/00914/FUL
Proposed construction of 81 residential dwellings
Land at junction of Gaydon Road & Plough Lane, Bishop's Itchington
Refusal
- 6 13/01655/FUL
Continued use of former agricultural building for B1 business use
Bull Ring Farm, Bull Ring Farm Road
Permission with conditions
- 7 13/01877/FUL
Proposed single storey front and rear extension, proposed porch on principal elevation and construction of new detached garage to rear.
1, South Parade
Permission with conditions
- 8 13/01810/EXT
Extension of time to previously approved application (10/01393/FUL) for a proposed bay window to side of dwelling.
Hill Cottage, 2 Farm Street
Approval of extension of time

- 9 13/01018/FUL
Change of use of land for siting of mobile home (retrospective)
Bridge End Farm, Bull Ring Farm Road
Permission with conditions

Appeals

- 1 Appeal Ref: APP/J3720/A/13/2196552
Proposed demolition of existing vacant garage/office buildings and the erection of an apartment building together with amenity space and car parking
8, Dovehouse Lane
Appeal dismissed
- 2 Appeal Ref: APP/J3720/A/13/2202961
Proposed construction of 81 residential dwellings
Land at junction of Gaydon Road & Plough Lane, Bishop's Itchington
Appeal in progress
- 3 Appeal ref: APP/J3720/A/13/2193579/NWF
Proposed wind farm on land between Knightcote and Bishop's Itchington
Local Inquiry began on 10 September 2013 at 10.00am at Ettington Community Centre, Rogers Lane, CV37 7SX.
The inquiry is expected to last up to 10 days

Other

- 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
Application withdrawn
- 2 13/01595/FUL
Construction of two semi-detached cottages on land adjacent to the Old New Inn
Old New Inn, Farm Street
Application withdrawn
- 3 13/01751/VARY
Removal of condition 1 of planning permission ref: SM/62/9/5 restricting occupancy of the house to the person or persons from time to time engaged in farming Hurdiss Farm and including the dependents and servants of the person or persons aforesaid.
Roseleigh, Bush Heath Road
Application withdrawn
- 4 13/01374/EXT
Conversion of existing roof space with the insertion of no.3 dormer windows. Extend at first floor level over existing porch.
Manor Cottage, Park Lane
Application withdrawn

APPENDIX B

| Accounts for payment 26 September 2013 | | | | |
|---|------------------|-----------------|---------------|-----------------|
| Urgent accounts paid since the last meeting and requiring formal approval of the council | | | | |
| Payee | Cheque no | Net | Vat | Gross |
| Staff payments | 101753 | 691.04 | | 691.04 |
| HMRC (PAYE) | 101754 | 247.18 | | 247.18 |
| E.ON (street lighting electricity) | 101755 | 330.39 | 66.08 | 396.47 |
| Fleet Line Markers Ltd (marking powder) | 101756 | 217.56 | 43.51 | 261.07 |
| MFM Services (various invoiced works) | 101757 | 770.00 | | 770.00 |
| Harbury School PTA (Victorian Fayre) | 101758 | 600.00 | | 600.00 |
| A Biddle (expenses) | 101759 | 16.00 | | 16.00 |
| B Jones (expenses) | 101760 | 12.99 | | 12.99 |
| G Robbins (allotments 1st prize) | 101761 | 15.00 | | 15.00 |
| J Halford (allotments 2nd prize) | 101762 | 10.00 | | 10.00 |
| R Overton (allotments 3rd prize) | 101763 | 5.00 | | 5.00 |
| Adams & Munson (office rent - payable 1/8/13) | s/order | 305.00 | | 305.00 |
| MFM Services (grds m'nance - payable 30/8/13) | s/order | 729.17 | - | 729.17 |
| | | - | | - |
| | Sub-totals | 3,949.33 | 109.59 | 4,058.92 |
| Accounts for payment this week | | | | |
| Payee | Cheque no | Net | Vat | Gross |
| Staff payments | 101764 | 667.53 | - | 667.53 |
| HMRC (PAYE) | 101765 | 231.50 | - | 231.50 |
| S Dorgan (bus shelter cleaning) | 101766 | 75.00 | - | 75.00 |
| Viking (ink cartridges) | 101767 | 31.34 | 6.27 | 37.61 |
| MFM Services (mowing playing field - August) | 101768 | 100.00 | - | 100.00 |
| Broker Network Ltd (premium for new skate eq) | 101769 | 25.00 | - | 25.00 |
| E.ON (street light electricity) | 101771 | 330.39 | 66.08 | 396.47 |
| Harbury Village Hall (room hire) | 101772 | 120.00 | - | 120.00 |
| Harbury Church (grant for Tom Hauley Room) | 101773 | 500.00 | - | 500.00 |
| Warwicks Training P'ship (t/course) | 101774 | 35.00 | - | 35.00 |
| A Biddle (stationery) | 101775 | 6.49 | | 6.49 |
| WCC (allotments rent) | 101776 | 325.00 | | 325.00 |
| Bishop's Itchington PC (SLCC Conference) | 101777 | 72.00 | | 72.00 |
| Glasdon UK Ltd (new bench, Vicarage Lane) | 101779 | 448.81 | 89.76 | 538.57 |
| Adams & Munson (office rent payable 02.09.13) | s/order | 305.00 | - | 305.00 |
| MFM Services (Grds m'nance payable 30.09.13) | s/order | 729.17 | - | 729.17 |
| BT (phone and internet - payable 26.09.13) | d/debit | 93.85 | 18.77 | 112.62 |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| N.B. Cheque nos 101770 & 101778 spoiled | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | Sub-totals | 4,096.08 | 180.88 | 4,276.96 |
| | TOTALS | 8,045.41 | 290.47 | 8,335.88 |