

Harbury Parish Council

Minutes of the Ordinary Parish Council Meeting 24 October 2013 at 7.30pm Harbury Village Hall

Present

Cllr Lockley (Chairman)
Cllr Summers
Cllr Patrick

Cllr Thornley
Cllr Knowles

Cllr Hancock
Cllr Ekins

Cllr Lewis
Cllr Thompson

In Attendance

Mrs Alison Biddle, Clerk to the Council
District Cllr Mann
District Cllr Hamburger
Mrs Linda Ridgley, Harbury News

Members of the public: 30

13/133 Apologies: Cllr Mancell; County Cllr Stevens

13/134 Declarations of Interest:

Cllr Thompson declared a personal interest in respect of the planning application for the Dog Inn under 8.1 on account of the fact that it is his daughter who is proposing to run the nursery.

13/135 Public Participation

Victorian Street Fayre

Thanks were expressed from Harbury School PTA which had received two grants from the parish council in respect of this event. The grants had subsidised the fair- ground rides and paid for street entertainment. Many local organisations had raised up to £300 on their stalls and £3,500 had been raised for the school. The PTA was congratulated on a superb event.

Cllr Thompson left the council table and sat in the public gallery while the following matter was raised.

The Dog Inn Planning Application

Members of the public raised a number of objections to the planning application which are summarised as follows:

- Traffic congestion in surrounding roads
- Pedestrian safety
- Play area is too small and badly positioned, being on the other side of the access road to the car park
- Under provision of parking spaces
- Noise impact from nursery on a residential area
- Over-development of site
- Infill in the conservation area and out of character with surrounding properties, contrary to Harbury VDS
- Shared access between nursery and dwelling

Cllr Thompson re-joined the council table at the beginning of the next item.

13/136 Minutes

It was **RESOLVED** to accept the minutes of the ordinary meeting held on 26 September 2013 as a true and complete record of that meeting.

13/137 Library

1 Lease Update

There has been no further progress since the last PC meeting.

2 Update Report

The library raised £200 on its stall at the Victorian Street Fayre which will go towards the buy-a-book scheme. Cllr Lockley is still following up the contribution under the Sec 106 agreement in respect of phase 2 of Harbury Fields.

13/138 Reports from Other Organisations

1 Harbury School Governors - the school has received an Ofsted inspection this week.

2 Public Safety – nothing to report.

3 Southam College - nothing to report.

4 Twinning Association

The twinning association raised £150 from its stall at the Victorian Street Fayre. The AGM is on 15 November 2013.

5 Village Hall

The applications for grants are continuing and quotes are still being sought. The stall at the Victorian Street Fayre raised £115. The New Year Dance will take place on 4 January 2014.

6 Harbury Energy Initiative

It seems very likely that Aston University will be able to provide the feasibility report at no cost to HEI. However, it was agreed to authorise the clerk to complete the grant application to the Rural Community Energy Fund should it be necessary.

7 WALC/NALC

The WALC AGM is on 13 November 2013. The WRHA annual report has just been published and contains a quote from Cllr Lockley in respect of Harbury Fields. WALC has recently received an update on the Community Infrastructure Levy which is not yet in place in Stratford district.

8 SDC & WCC

The following reports were received from county and district councillors:

SDC

- The proposed new town at Gaydon has come up against opposition from JLR who had earmarked part of this site for its own expansion. SDC is now looking at alternative sites.

13/139 Deppers Bridge

1 Update – The planning application for the solar farm has now been submitted to SDC. The developer will attend the next PC meeting to give a presentation. The district councillors will be meeting with them in the next few days.

2 Correspondence – none received.

3 Members Items - none.

13/140 Planning

Cllr Thompson left the council table and sat in the public gallery while the following item was debated.

1. 13/02372/FUL

Change of use of public house (ground floor) to children's nursery and erection of single detached dwelling

The Dog Inn

The Bull Ring

It was **RESOLVED** (proposed by Cllr Ekins, seconded by Cllr Summers) to object to this application on the following grounds:

- Safety concerns about shared access between nursery and dwelling
- Safety concerns about location of play area on other side of access road
- Concerns over the size of the house – if it were smaller, separate access and parking could be provided
- Infill in the conservation area should be in accordance with the VDS

Cllr Thompson rejoined the council table at the start of the next item.

2. 13/02311/FUL

Proposed construction of 75 residential dwellings

Land at junction of Gaydon Road and Plough Lane, Bishop's Itchington

(Harbury PC is being consulted as an adjoining parish)

It was **RESOLVED** to object to this application on the grounds that it would impact on shared services, in particular the doctors' surgery. It was agreed to request that if planning permission is granted, a contribution towards the library and school is made under a Sec 106 agreement.

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

4 **Neighbourhood Development Plan**

Most of the questionnaires have now been delivered and will be collected within the next few days. There has been some good feedback so far and residents have been pleased to have the chance to express their views. The public event is organised for the afternoon of Saturday, 16 November. There will be displays by different village organisations. Help from councillors would be appreciated.

5 **Harbury Estate**

Update

The developers hope to submit their planning application by 9 December 2013. Discussions re a possible new surgery in Bishop's Itchington are on-going. A request has been made for any Sec 106 agreement to include a contribution for the village hall refurbishment.

Public Consultation

This has been confirmed for Tuesday, 12 November. The exhibition will visit BI Memorial Hall in the morning and move on to Harbury Village Hall in the afternoon. In the evening there will be a public meeting jointly hosted by both parish councils in Harbury Village Hall. There will be a presentation on the proposals followed by the chance to ask questions.

6 **Correspondence**

There has been a request by R Wright to meet with the council's planning group for a pre-planning application discussion on his new proposals for the former Dovehouse Autos site in Dovehouse Lane. The planning group will agree a convenient date for the meeting to take place.

7 **Members Items** - none.

13/141 Properties

1 **BMX Track** – nothing to report

2 **Skate Park** – the autumn leaves need clearing.

3 **Play Areas**

i. Annual Inspections – this appears to be more expensive than originally estimated. The clerk will provide the inspector with photographs of the site and obtain a more specific quote.

ii. Repairs – these are now on order

4 **Playing Fields**

i. Boundary with paddock –The clerk and Cllr Knowles had met with the owner to discuss the field drainage and had also discussed the barbed wire. The owner had told them he was willing to remove it but it is still there at the moment. The clerk was asked to write and formally ask him to remove it on safety grounds. One of the reasons for installing the wire was to prevent people climbing over to retrieve footballs. It was suggested that the owner puts up signage asking people not to climb through the hedge but to call at the front of the house.

ii Drainage problem - The owner of the paddock had experienced a flood during the summer of 2012. There is a drain in the corner of the paddock with a pipe which leads off under the playing field. He has asked the parish council to investigate where it leads as he thinks it may be blocked. There was no problem with flooding this summer and therefore the 2012 flood could have been caused as a result of the extremely high rainfall that year. The ditch between the field and the paddock has been filled in over the years, and this may also have contributed to the problem. It was agreed to monitor the situation over the next 6 months and if there are further problems, a drainage contractor will be asked to investigate further but this will probably mean excavating the playing field.

iii Caravan club hire of playing field – A request has been received from a caravan club to hire the field for a rally in Spring Bank Holiday week. There were concerns about damage to the field if the weather was wet and the restrictions it would place on access for local people. It was **RESOLVED** to refuse the request.

iv Oak sapling planting – Cllr Hancock is still waiting to hear from Colin Sheasby.

v Bonfire Night – Councillors had met with GASS and the junior football club to discuss and agree the arrangements. A vehicle route and speed had been agreed and a location for the skip. The clear up will take place the following week and particular attention will be paid to picking up any bits of metal left behind. The organisers have been asked not to place any debris in the ditch.

5 **Tennis & Netball Courts**

The work on re-surfacing and replacing the fencing is due to start in the next few days. The contractors have been asked to avoid driving across the junior football pitch.

6 **Car Park** - The white lines are fading already. It will be necessary to include re-painting in the budget for next year.

7 **Cemetery** – The small water butt is being overhauled by Cllr Summers and her husband. The large tank needs to be drained and cleaned out and its base made level. The clerk will try and find someone to do this.

8 **Correspondence** – none received.

9 **Members Items**

The grit bin in Honiwell Close has been located and is full. The new grit bin in Bull Ring Farm Road is in position and needs filling, along with the one at Treens Hill. The clerk will ask WCC to do this.

13/142 Environment

1. Street Lighting

Cllr Thornley had inspected the streetlights and found 5 not working which she has reported to the clerk. The Windsor lights will soon need to be replaced to meet new legislation. The clerk will obtain a budget cost for this.

2. Village Improvements –nothing to report

3. Traffic Calming – nothing to report

4. Street Cleaning

The footpath between Percival Drive and South Parade still hasn't been cleaned. The clerk will follow this up with SDC.

5. Correspondence

A letter has been received about planting a hedge along the verge in Dovehouse Lane. This will be included on the agenda for the next meeting.

6. Members Items

- The VAS sign hire period has now ended and the sign has been removed. There was doubt about its effectiveness.
- WCC had said they would carry out work on the footpath by the farm field entrance next to the surgery in Mill Street in September but this has not been done yet. The clerk will follow this up with WCC.

13/143 Finance & General Purposes

1. Financial Report – there were no questions

2. National Pay Award

It was **RESOLVED** (proposed Cllr Lockley, seconded Cllr Hancock) to approve the pay award of 1% from 1 April 2013.

3. Close of Audit

It was noted that the audit for the year ended 31 March 2013 has been completed. Everything was found to be in order.

4. Christmas Lights

It was agreed to reimburse M McBride for the purchase of new Christmas lights at a cost of £321.24. A further £200 is available for the hire of a cherry picker if required.

5. Correspondence - none

6. Members Items

- The Remembrance Day wreath has been ordered. It was agreed to donate £75.00 to the Royal British Legion.

13/144 Accounts for Payment

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

13/145 Reports & Questions

- The aerial runway was requested as an item for the next agenda.
- Cllr Lockley requested some play equipment catalogues which the clerk will provide.

13/146 Date of Next Meeting

The next ordinary meeting of Harbury Parish Council will be held on Thursday, 28 November 2013 at 7.30pm in the Tom Hauley Room, All Saints Church, Harbury.

Cllr Thornley gave her apologies in advance for the meeting on 28 November 2013.

Meeting closed at 9.15pm

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

APPENDIX A

Planning Applications – Decisions to be noted 24 October 2013

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

- 1 13/02135/LDE
Use of former workshop as a dwelling house
Stapenhall Farm, Deppers Bridge
No representation
- 2 13/02374/FUL
Construction of two semi-detached cottages
Land adjacent to car park at Old New Inn, Farm Street
Object for the following planning reasons:
Over-development of the site which is within the conservation area and safety concerns about access to the site across pedestrian access to the pub from the pub car park.
- 3 13/02547/TREE
Tree works
Fox Cottage, Chapel Street
No representation
- 4 13/02370/FUL
Conversion of existing roof space with the insertion of no. 3 dormer windows. Extension at first floor level over existing front porch
Manor Cottage, Park Lane
No representation

SDC Decisions

- 1 13/01922/FUL
Proposed single storey rear extension
4 Hall Lane
Refusal
- 2 13/01220/FUL
Proposed ancillary accommodation to the rear
Westfield Cottage, Westfields Farm, Fosse Way
Permission with conditions
- 3 13/01698/FUL
Open fronted timber single garage extension to existing double garage
Pinewood House, Bush Heath Lane
Permission with conditions
- 4 13/01807/FUL
Two storey and single storey rear extensions, single storey extensions to front and side and new vehicular access
35, Manor Road
Permission with conditions
- 5 13/01662/FUL
Replacement 1.8m fence
32 Vicarage Lane
Permission with conditions

- 6 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 1.8m to enclose the amenity land in question
20 Dovehouse Lane
Refusal

Appeals

- 1 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
- 2 Appeal ref: APP/J3720/A/13/2193579/NWF
Proposed wind farm on land between Knightcote and Bishop's Itchington
Local Inquiry took place in September.
This appeal has been recovered by the Secretary of State who will now make the decision in place of the Planning Inspector.
- 3 Appeal ref: APP/J3720/A/13/2206024
Land adjacent to Shenley, Deppers Bridge
Outline application in respect of the construction of 2 detached dwellings, associated detached garages and creation of shared vehicular access.
Appeal in progress

Other

- 1 13/01880/FUL
Change of use of agricultural land to residential curtilage and provision of two bedroom dormer farm bungalow
Springfield Farm, Middle Road
Application withdrawn

