

## **Harbury Parish Council**

### **Minutes of the Ordinary Parish Council Meeting 28 November 2013 at 7.30pm Tom Hauley Room**

#### **Present**

Cllr Lockley (Chairman)	Cllr Hancock	Cllr Mancell	Cllr Patrick
Cllr Summers	Cllr Knowles	Cllr Ekins	Cllr Thompson
Cllr Lewis (from 7.31pm)			

#### **In Attendance**

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

Members of the public: 45

**13/147 Apologies:** Cllr Thornley; District Cllr Mann

#### **13/148 Declarations of Interest:**

Cllr Thompson declared a personal interest in respect of any matters relating to pre-school nursery provision owing to the fact that his daughter is proposing to open a new nursery in the village.

#### **13/149 Harbury Estate (former cement works)**

*Cllr Lewis arrived at the beginning of this item.*

Andy Wilkins from the St Francis Group gave an update following the recent public consultation. A total of 46 completed questionnaires had been received and 92% of these were positive responses. Copies of the completed forms had been shared with the parish councils. The main areas of concern for people are;

- **Highways and traffic**

This is a particular issue for Bishop's Itchington. Talks have begun with WCC and the PC is also to be consulted. They are looking at reducing the speed limit to 40mph all the way from the entrance of the new development to the existing 40mph speed limit just outside Bishop's Itchington. They are also looking at installing a new bus stop along this stretch of the B4451. There will be a financial contribution towards traffic calming measures.

- **Connectivity with existing villages**

They are looking to make a more formalised, hardstanding pedestrian and cycle way to link the new development with Bishop's Itchington and also the creation of a footpath which will lead out towards the cemetery on the B4451.

- **Ecology**

They are currently talking to WWT and Steven Falk about a management plan for the country park. This will include an educational package as well.

- **Pressure on schools**

Bishop's Itchington Primary School has enough capacity to cope with the new development. The developers are looking to make a contribution towards secondary education.

Andy Wilkins explained that the care home proposed for this site will not compromise the proposals by Village with a Vision.

### **13/150 Village with a Vision**

Helen Shields from the Bromford Group gave a short presentation on their proposals to provide extra care housing in Harbury. They are looking at the top half of the field on the left at the top of Bull Ring Farm Road i.e. the area nearest the village.

They have sent out questionnaires to every house in the village and have received 120 responses. They have also met with 55 people. The evidence gathered shows that there is a need for this type of housing which provides care for older people in their own homes so that they do not need to move to residential care.

The site identified has space for 25 to 35 dwellings which will be a mixture of bungalows and flats, for sale and for rent, initially for people with a local connection. Previously, WCC Highways had expressed concern that Bull Ring Farm Road was not wide enough at the top end to serve this development but following further discussions, WCC now thinks that this problem can be overcome.

WCC Social Services would support this scheme. Extra care housing is the alternative to residential care.

### **13/151 Solar Farm, Deppers Bridge**

The developers of the solar farm had decided not to attend the parish council meeting after all. However, there were many residents of Deppers Bridge in attendance who wished to show their opposition to this proposal. A spokesperson on behalf of the residents, explained that Deppers Bridge has no amenities apart from the surrounding landscape and environment. The proposed solar farm is massive and will dwarf the entire community. Highly productive arable land which has been farmed by the same family for over 40 years will be taken out of production. Furthermore, there has been no public consultation whatsoever in Deppers Bridge. This development will blight a whole community.

*It was agreed to alter the order of the agenda as follows:*

### **13/152 Planning Matters – Solar Farm**

#### **13/02689/FUL**

Erection of up to 45,000 ground mounted solar panels, framework system, 3 substations, landscaping, security fence and associated works for a temporary period of 25 years

#### **Land at Deppers Bridge**

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

- Use of arable land
- Lack of support for rural economy
- Visual impact on landscape
- Lack of consideration of an alternative site
- Impact on biodiversity
- Lack of consultation

It was agreed that the chairman and clerk would draft the formal response for submission to SDC.

### **13/153 Playing Field Damage**

The damage caused by the bonfire vehicles has been worse over the last couple of years since the pipework was carried out for the Linfoot Homes development which has made the ground soft. A long

term solution needs to be found. It was agreed that the PC would bear the cost of repairs. The clerk was asked to arrange for the grounds maintenance contractor to roll the area.

A request has been received from Linfoot Homes to excavate in this area again as they need to pressure test the pipe before adoption by Severn Trent Water. The council approved this providing they avoid the football pitch.

### **13/154 Planning**

#### **1 8, Dovehouse Lane (formerly Dovehouse Autos)**

A new proposal for the development of the former Dovehouse Autos site has been received prior to a formal planning application being submitted. The new plan is for one detached and two semi-detached dwellings. There are a number of differences between this new proposal and the previous planning application as follows:

- The footprint is smaller
- The buildings are further away from no 6 Dovehouse Lane
- The roof is split and allows light between the buildings so will have a much less overbearing effect
- The roof height is lower

The developer was in attendance and explained that he had tried to address all of the reasons for refusal of the previous application. He suggested that the detached dwelling could be faced in stone to reflect the character of the buildings in the adjacent conservation area. The two semi-detached dwellings would be in brick and render. They will overlook the green in Frances Road. There will be bin storage space.

The council will formally consider the plans when the planning application is received.

#### **2 13/02483/FUL**

Extension of the caravan site to provide 25 additional serviced caravan pitches, site one twin-unit 'lodge style' caravan for use as reception and tourist information office; construct a gravel road and widen part of the private access road, associated landscaping and provision of services.

##### **Harbury Fields Farm, Middle Road**

It was **RESOLVED** (proposed Cllr Summers, seconded Cllr Patrick) to support this application on the grounds that it would support local businesses and the rural economy.

#### **3 13/02901/FUL**

Proposed single storey rear extension

##### **Fox Cottage, Chapel Street**

It was **RESOLVED** to make no representation on this application.

### **13/155 Public Participation**

All matters raised had been dealt with under other headings as above.

### **13/156 Minutes**

It was **RESOLVED** to accept the minutes of the ordinary meeting held on 24 October 2013 as a true and complete record of that meeting.

### **13/157 Library**

#### **1 Lease Update**

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

## **2 Update Report**

An application is to be submitted under the new homes bonus grants scheme for insulation of the suspended ceiling and replacement of the fencing at the entrance. It was noted that the Sec 106 agreement in respect of the development in Station Road, Bishop's Itchington is to include a contribution which will be paid direct to Harbury Library. The second contribution from the Bush Heath Lane development has still not been received.

### **13/158 Reports from Other Organisations**

- 1 Harbury School Governors** – the school has received a good Ofsted report. The PTA quiz was well attended.
- 2 Public Safety** – the next Community Forum on 11 December 2013 will be held at Harbury RFC.
- 3 Southam College** - nothing to report.
- 4 Twinning Association**  
The AGM has taken place. A new treasurer has been appointed but the rest of the committee remains the same. The Christmas party is on 13 December. The visit to Samoa next year has been fixed and a group will be cycling there.
- 5 Village Hall**  
Fund raising is continuing. It is hoped that if the proposals for the cement works go ahead, there will be a financial contribution towards the village hall.
- 6 Harbury Energy Initiative**  
A written update report had been received. It was suggested that a more formal request from the parish council would encourage a few more replies from the businesses at Churchlands. It was agreed to ask HEI to draft a letter for signing by the PC chairman.
- 7 WALC/NALC** – nothing to report
- 8 SDC & WCC**  
The following reports were received from county and district councillors:

#### **SDC**

- The core strategy is struggling to make progress

#### **WCC**

- The next CF is on 11 December at Harbury RFC
- HS2 is in the hands of parliamentary procedure
- The budget is still under consideration
- Ufton tip will close for landfill in 2014

### **13/159 Deppers Bridge**

- 1 Update** – Nothing to report. (Solar farm dealt with above)
- 2 Correspondence** – none received.
- 3 Members Items** - none.

## **13/160 Planning**

*Please see 13/152 and 13/154 above for planning matters dealt with earlier in the meeting.*

### **1 13/00914/FUL – Planning Appeal Local Inquiry**

Construction of 81 dwellings

#### **Land at junction of Gaydon Road & Plough Lane, Bishop's Itchington**

The inquiry starts on 10 December and is expected to last 3 days. It was agreed that it would not be necessary for Harbury PC to attend.

### **2 Other Decisions Noted – as per Appendix A.**

### **3 Neighbourhood Development Plan**

- i. Questionnaires - Over a 1000 questionnaires had been sent out and 250 returns had been received. The results were being analysed. A hundred people had visited the village hall for the open afternoon which had been well supported with displays from local groups. Cllr Summers was thanked for her work in organising the questionnaires and the open afternoon.
- ii. Next Steps – A number of people had offered to help. The next step will be to set up a committee. It was agreed to organise a meeting in the New Year which will be advertised in Harbury News.

### **4 Harbury Estate**

The next meeting takes place on 9 December. The developers have been proactive and responsive throughout the process which serves as a good model for other developers.

### **5 Correspondence - none**

### **6 Members Items**

It was reported that the area planning committee had deferred making a decision on the Dog Inn planning application pending a site visit and a meeting with WCC Highways to find out more about the traffic issues.

## **13/161 Properties**

### **1 Play Areas**

Aerial Runway – Cllr Hancock reported that she had been contacted by lots of people all of whom had asked for the runway to be replaced. The clerk had obtained several quotations all of which were around £10,000. It will be necessary to apply for grant funding. Cllr Thornley is to be asked to research this. A properties group meeting will take place in the New Year when this matter will be further discussed.

### **2 Playing Fields**

Damage by bonfire vehicles – This had already been discussed at 13/153 above.

### **3 Tennis & Netball Courts**

- i. Res-surfacing and fencing - The netball court is now completed. Work will start on the tennis courts next week and should be completed by Friday or the following Monday.
- ii. Revised cost – Some extra work had been included for new gates. It was **RESOLVED** to approve the revised cost of £20,940 plus vat.

- 4 Car Park** - It was agreed that the drainage channel should be filled in with concrete when the weather improves next spring. In the meantime the clerk will ask the grounds maintenance contractor to top up the damaged area with more gravel. The clerk has contacted the company which painted the white lines and they have said that they will re-paint them next spring.

**5 Cemetery**

- i Use of chapel by Windmills Nursery – A request had been received to convert the chapel for use by the nursery. This was discussed by the council which agreed that it was not a suitable location for such a use and therefore the request was refused.
- ii Pollarding of Lime Trees – It was noted that there is a 3 year plan to pollard these trees which is in addition to the work identified in the tree survey and is therefore an additional cost. This had previously been agreed by the council.
- iii Lime Tree Rear of Penelope Close – This particular tree is very large and overbearing on a property in Penelope Close. The householder has asked if something can be done about it. Colin Sheasby has inspected the tree and recommended that the crown is lifted. This will cost £680 plus vat and is a cost which has not been budgeted for in the current year. It was agreed that the clerk should write to the householder to ask them if they would be willing to make a contribution towards the cost which would enable the work to be carried out this year. Failing that, it would have to be included in next year's budget.

**6 Allotments**

- i Hedge Along Track – Colin Sheasby has recommended a 3 year plan to renovate the hedge at a cost of £1200 per annum. It was agreed to defer making a decision on this until after the budget meeting. The clerk was asked to check the tree survey costs incurred so far.
- ii Cherry Tree – The resident who lives next to the track has asked if this tree can be cut back as it is overhanging his property. This work has not been budgeted for this year. The clerk was asked to find out if the tree surgeon had found the tree to be safe and if so, to write to the householder to ask for a contribution towards the cost.

**7 Correspondence** – none received.

**8 Members Items**

The bin in South Parade just outside the play area has been stolen again. The Clerk has already reported this to SDC.

**13/162 Environment**

**1. Street Lighting**

- i Corner of Church St/Bull Ring - It was agreed to contact the owner of the Dog Inn to ask whether it would be possible to install a light on the outside of the building as the corner of Church Street and The Bull Ring is very dark at night and there is nowhere to install a lighting column.
- ii Replacement of Mercury Lights - The clerk has obtained quotes for the replacement of the mercury lights from 2015 in accordance with an EU Directive. The cost of replacing the Windsor lanterns is prohibitive. This matter is to be discussed further by the environment group.

## **2. Village Improvements**

The parked cars in Church Street near the junction with The Bull Ring make the road too narrow for some vehicles to pass through. The clerk was asked to contact WCC and request that the double yellow lines are reinstated.

## **3. Traffic Calming**

The VDS sign in Mill Street is not working. The clerk has asked WCC to repair it.

## **4. Frances Road/Dovehouse Lane Hedge Planting**

A proposal has been made to re-plant a hedge across the green in Frances Road, adjacent to the former Dovehouse Autos site. The original hedge had been removed many years ago. In view of the likely development of the Dovehouse Autos site, the council agreed it would be better to delay the planting of the hedge until after any building work had taken place as this would very likely damage the hedge plants. The clerk was asked to write to the proposer to explain this.

## **5. Correspondence - none**

## **6. Members Items**

- There is a sunken drain on the corner of Bush Heath Lane and Park Lane. The clerk will report this to WCC.
- There is a large pothole in Heber Drive near the junction with Mill St. The clerk will report this.
- Lighting column no 3 in Park Lane, opposite the Manor House is shrouded in trees. It is believed these are owned by SDC. The clerk will ask for them to be trimmed back.
- The alleyway between Percival Drive and South Parade has been cleaned but not very well.
- There is mud on the road and footpaths in Mill St, and Park Lane near the school. The clerk will ask SDC to street clean.
- The repairs which were promised for the footpath by the farm entrance in Mill St have still not been done. The clerk will contact WCC again about this.

## **13/163 Consultations**

- 1. Community Infrastructure Levy** – It was agreed that Cllr Lockley would draft a response.
- 2. Electoral Review-** It was agreed that Cllr Lockley would draft a response.

## **13/164 Finance & General Purposes**

- 1. Financial Report** – expenditure is on track for the year.
- 2. Budget Meeting**  
The first meeting will take place on 9 December 2013 at 9.15am followed by a second meeting on 13 January 2014 at 9.15am.
- 3. Internal Audit**  
Arrangements are underway to find a new internal auditor for this financial year.
- 4. Small Business Saturday**  
The parish council had agreed to support this but unfortunately nothing has been organised.
- 5. Correspondence - none**

## **6. Members Items**

- It was agreed that Cllr Lockley would apply for a grant under the new homes bonus scheme to produce a new business directory for the village.
- Cllr Lockley will provide a quarterly report for the Harbury News.

### **13/165 Accounts for Payment**

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

### **13/166 Reports & Questions - none**

### **13/167 Date of Next Meeting**

The next ordinary meeting of Harbury Parish Council will be held on Thursday, 23 January 2014 at 7.30pm in the Farley Room, Harbury Village Hall.

**Meeting closed at 10.16pm**

Signed.....Chairman      Date.....



## APPENDIX A

### Planning Applications – Decisions to be noted 28 November 2013

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

- 1     13/02142/FUL  
Proposed indoor swimming pool, in separate construction to rear, linked to the main dwelling.  
**Stapenhall Farm, Deppers Bridge**  
No representation
- 2     13/02159/FUL  
Change of use of land to market garden and erection of a timber lean-to extension for the manufacture of sheds and fencing (part retrospective)  
**Land at Station Road, Deppers Bridge**  
No representation
- 3     13/02594/FUL  
Proposed two storey side extension  
**11 Hereburgh Way**  
No representation
- 4     13/02747/TREE  
Lime hedge: remove several multi-stemmed self-set trees  
**Land adjacent to 1, Crown Close**  
No representation. The parish council requests that the forestry office inspects the trees and if their removal is deemed necessary, will accept that recommendation.
- 5     13/02138/FUL  
Construction of replacement dwelling house and garage  
**Eastfields Farm, Deppers Bridge**  
No representation
- 6     13/02786/TREE  
Tree works – leylandii  
**7 Binswood End**  
Support. The trees are affecting the structure of the adjacent building and their removal will prevent subsidence.
- 7     13/02777/FUL  
Proposed single storey side extension  
**44 Farley Avenue**  
No representation

#### SDC Decisions

- 1     13/02370/FUL  
Conversion of existing roof space with the insertion of no. 3 dormer windows. Extension at first floor level over existing porch.  
**Manor Cottage, Park Lane**  
Permission with conditions
- 2     13/02135/LDE  
Use of former workshop as a dwelling house  
**Stapenhall Farm, Deppers Bridge**  
Certificate of lawful existing use or development

- 3 13/02301/FUL  
Proposed two storey and single storey extensions  
**9 Church Street**  
Permission with conditions
- 4 13/02315/DEM  
Demolition of existing rear section of house  
**9 Church Street**  
Consent granted with conditions

### 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 – public inquiry begins on 10 December**
- 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 13/02311/FUL  
Proposed construction of 75 residential dwellings  
**Land at junction of Gaydon Road and Plough Lane, Bishop's Itchington**  
(Harbury PC was consulted as a neighbouring parish)  
**Application withdrawn**

## APPENDIX B

<b>Accounts for payment 28 November 2013</b>				
<b>Urgent accounts paid since the last meeting and requiring formal approval of the council</b>				
<b>Payee</b>	<b>Cheque no</b>	<b>Net</b>	<b>Vat</b>	<b>Gross</b>
		-		-
		-		-
		-	-	-
		-	-	-
		-		-
		-		-
		-	-	-
		-		-
	Sub-totals	-	-	-
<b>Accounts for payment this week</b>				
<b>Payee</b>	<b>Cheque no</b>	<b>Net</b>	<b>Vat</b>	<b>Gross</b>
Staff payments	101795 to 10	912.74	-	912.74
MFM Services (grass cutting & other work)	101797	260.00	-	260.00
Colin Sheasby (tree survey work & cem limes)	101798	3,205.00	641.00	3,846.00
E.ON (s/light electricity)	101799	330.39	66.08	396.47
PIRMS (play area inspection)	101800	91.00	-	91.00
RBL Poppy Appeal (wreath & donation)	101801	75.00	-	75.00
Harbury Church (room hire)	101802	20.00	-	20.00
Viking (office supplies)	101803	42.92	8.58	51.50
Cash (petty cash)	101804	93.82	-	93.82
Euroclay Tennis (EU) Ltd (completion of base)	101805	7,933.34	466.66	8,400.00
Adams & Munson (office rent payable 01.11.13)	s/order	305.00	-	305.00
MFM Services (Grds m'nance payable 29.11.13)	s/order	729.17	-	729.17
		-	-	-
<u>Petty Cash Analysis</u>		-	-	-
Hazard tape	5.42	-	-	-
Stamps	51.60	-	-	-
Bin liners	5.10	-	-	-
Postage	1.70	-	-	-
Stamps	30.00	-	-	-
	<b>93.82</b>	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Sub-totals	13,998.38	1,182.32	15,180.70
	<b>TOTALS</b>	<b>13,998.38</b>	<b>1,182.32</b>	<b>15,180.70</b>