

## Harbury Parish Council

### **Minutes of the Ordinary Parish Council Meeting 27 February 2014 at 7.30pm Harbury Village Hall**

#### **Present**

Cllr Lockley (Chairman)	Cllr Hancock	Cllr Mancell	Cllr Thornley
Cllr Ekins	Cllr Thompson	Cllr Patrick	Cllr Lewis

#### **In Attendance**

Mrs Alison Biddle, Clerk to the Council  
District Cllr Hamburger  
County Cllr Stevens

Mrs Linda Ridgley, Harbury News  
Members of the public: 23

**14/017 Apologies:** Cllr Knowles; Cllr Summers; District Cllr Mann

**14/018 Declarations of Interest:** None

**14/019 Dispensations:** None

**14/020 Public Participation**

#### **Gypsy & Traveller Consultations**

The next stage of the WDC consultation is currently on hold while councillors give the matter further consideration. There are groups of residents and parish councils near to the Fosse Way who are forming an action group. Does Harbury PC want to be involved?

The first stage of the SDC consultation has been launched. A concern was expressed about the reliability of the research used to estimate the number of required pitches. Another concern was the geographical area of search for sites. There was a call for Harbury PC to be more proactive.

#### **Solar Farm, Deppers Bridge**

A number of residents from Deppers Bridge were in attendance. The council was reminded that there had been no real public consultation. A meeting had taken place with the developers at which only 3 residents were present. At that meeting, residents had raised the lack of benefit to the community but had qualified that by explaining that this referred to employment opportunities and local services and was not a request for money. The amended application includes an offer which equates to £9,000 per annum for 25 years to be paid to the parish council for the benefit of Deppers Bridge. Residents were adamant that they did not want this money irrespective of the outcome of the planning application. They don't want the solar farm which will blight the whole community.

**14/021 Minutes**

It was **RESOLVED** to approve the minutes of the parish council meeting held on Thursday, 23 January 2014 as a true and complete record of that meeting.

**14/022 Library**

#### **1 Lease Update**

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

## **2 Update Report**

Hopefully, it will be possible to use HEI's grant from EON to insulate the roof although there are some technical issues to overcome. The railings for the disabled access have been replaced. The library has made it through to the regional finals of the Rural Oscars.

### **14/023 Reports from Other Organisations**

- 1 Harbury School Governors** – Mr Cousens is leaving in the summer. The school is looking for a replacement head teacher.
- 2 Public Safety** – No issues were raised.
- 3 Southam College** - Nothing to report.
- 4 Twinning Association** - There will be a quiz on 6 April in the village club. All are welcome.
- 5 Village Hall** - The recent double film bill was successful. An audit of the kitchen equipment has been undertaken and the results will be published in the H & L News. The committee has asked the parish council if the £5,000 allocated for this year's grant could be carried forward to the next financial year and added to the £5,000 set aside in 2014/15. It was agreed to do this.
- 6 Harbury Energy Initiative** – Aston University's research has shown that a pyroforma would not be viable as there is not enough demand for the amount of energy it produces. HEI will be attending a meeting at Stoneleigh Village Hall about a proposal to install an anaerobic digester which would sell electricity and gas to their local community and could provide energy for around 4,000 houses.
- 7 WALC/NALC** – Nothing to report.

## **8 SDC & WCC**

The following reports were received from county and district councillors:

### **SDC**

- There will be no increase in council tax in the next financial year.

### **WCC**

- The budget has been finalised and there are to be big cuts next year. Highways will be the worst hit and there will be an increase in council tax.
- The HS2 EIA consultation closes today. WCC has submitted a robust response.
- The unitary authority public debate went well. Most people thought it was a good idea to have a unitary authority. It was agreed to explore this further.
- A further £1.2 million has been allocated for flood alleviation.
- Stratford on Avon Hospital is to be expanded at a cost of £20 million
- The plethora of new developments is putting excessive pressure on school places

### **14/024 Deppers Bridge**

- 1 Update** – There was nothing to report. The solar farm is to be discussed under a separate heading.
- 2 Correspondence** – none received.
- 3 Members' Items** - none.

## 14/025 Planning

### 1 13/03177/OUT (Amended)

Outline planning application for a mixed use development comprising erection of up to 200 dwellings (use class C3), extra care unit (use class C2 – 40 beds), employment uses (use class B1/B2 – 6050sqm floor space), doctors surgery (use class D1) and creation of new country park with associated access and infrastructure.

#### **Harbury Cement Works, Station Road**

- i. **Amended Application:** Amendments to the original application had been submitted which related to updated reports on ecology and flood risk assessment. It was **RESOLVED** not to make any further comments. The original decision to support this application still stands.
- ii. **Update from Working Party:** The working party had met this week. The developers have offered to make money available for improvements to highways/traffic calming through the Sec 106 agreement but this has been declined by WCC officers. The developers hope that the application will go to the area planning committee for determination in April. It will be necessary to discuss the boundary between Harbury and Bishop's Itchington in due course.

### 2 13/02689/FUL (Amendment)

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**

The amendments are not major. The most significant is the offer of community benefits in the form of £9,000 per annum for the life of the solar farm, i.e. 25 years. Residents have made it clear that they do not want to receive this money whatever the outcome of the planning application.

It was **RESOLVED** (proposed Cllr Ekins, seconded Cllr Thompson) to note the amendments but make no further comments as the council's original objections still stand.

### 3 **Other Decisions** – noted as per Appendix A.

### 4 **Planning Consultations**

#### i Housing Requirements & Strategic Site Options (Draft Core Strategy)

The council agreed with the proposed period for the plan and the number of houses required. It ranked the site options in order of preference (with 1 being the most preferred) as follows:

1. Long Marston
2. Gaydon/Lighthorne
3. S.E. Stratford on Avon
4. Dispersal
5. North of Southam and Stoneythorpe

#### ii SDC Gypsy & Traveller Local Plan

It was agreed that a joined up approach from SDC and WDC was required to avoid selecting the same areas for potential sites. It was felt that a smaller number of larger sites would be preferable and easier to manage. There were some concerns about

the methodology used in the research on which the estimates are based. It was agreed to delegate the task of drafting a response to the clerk, in consultation with the planning group, which would then be circulated to all members before submission to SDC. If any neighbouring parishes would like the support of Harbury PC regarding this issue, they should contact the clerk in the first instance so that the request can be formally considered by the parish council.

#### **5 Neighbourhood Development Plan**

A meeting with the volunteers took place earlier this month. A project manager has been appointed. The next meeting is on 18 March 2014 at 7.30pm in the village club. All are welcome.

*Cllr Mancell left the room for 2 minutes during the above item.*

#### **6 Correspondence - none**

#### **7 Members' Items – none**

### **14/026 Properties**

#### **1 Play Areas**

- i Aerial Runway – The grant application has been submitted to SDC and the result is awaited.

#### **2 Playing Fields**

- i Commemorative Oak Sapling – The clerk will circulate the wording on the commemorative plaque for members' approval and then talk to Colin Sheasby again.

- ii Netball Court Surface – This is being monitored. The clerk will chase the contractor for a written guarantee. She will also contact Colin Mercer to find out if he has been able to visit other sites to compare the surfacing.

- iii Drainage in Paddock – The owner of the paddock has reported further flooding although he acknowledges the extremely wet weather. It was agreed to defer this matter for 3 months by which time the ground should be drier, and then discuss it again.

#### **3 Car Park - nothing new to report**

#### **4 Cemetery - nothing to report**

#### **5 Allotments – nothing to report**

#### **6 Village Hall Railings – The meeting with the probation service had been called off and is to be rearranged.**

#### **7 Correspondence – none received.**

#### **8 Members' Items - none**

### **14/027 Environment**

#### **1 Street Lighting**

- i Corner of the former Dog Inn, Church Street

Cllr Lockley has spoken to the owner of the Dog and he has agreed in principle to install a light on the corner of the building.

ii Replacement of Mercury Lights

Quotes have already been obtained for the replacement of the mercury lights. It was agreed to start with the pole mounted lanterns, followed by those on steel columns and to leave the Windsors until last as these will be very expensive and it may be possible to obtain some grant funding for these. Money has been allocated for this project in the 2014/15 budget. It was agreed to begin with an order to replace 10 of the 20 pole mounted lanterns. This matter is to be included on next month's agenda for formal approval of the order.

**2 Village Improvements**

Cllr Lewis will ask Colin Sheasby for advice on planting a tree at Five Ways in the autumn. There should be some money available in the budget. The clerk reminded the council that permission from WCC Highways would be required before planting could take place.

**3 Traffic Calming** - nothing to report

**4 Correspondence** - none received

**5 Members' Items** - none

**14/028 Finance & General Purposes**

**1 Monthly Financial Report**

This had been circulated to all members. There were no questions.

**2 Street Lighting Maintenance Contract 2014/15**

The details had been previously circulated. It was **RESOLVED** to approve the maintenance contract with WCC for 2014/15.

**3 Grounds Maintenance Contract**

It was **RESOLVED** to amend the grounds maintenance contract to include a regular maintenance schedule for the BMX track at a cost of £300 per annum, with effect from 1 April 2014. The instructions for the bank to amend the standing order accordingly were signed.

**4 Internal Audit**

It was **RESOLVED** (proposed Cllr Lockley, seconded Cllr Hancock) to appoint Mr Bryan Pratt as the internal auditor for the year ending 31 March 2014. The terms of reference were also agreed.

**5 Internal Audit Review**

A review of the process of internal audit had been carried out and it was agreed that no amendments were required.

**6 Financial Risk Management Review**

A review had been carried out and it was agreed that no amendments were required.

**7 Financial Regulations Review**

The financial regulations had been reviewed. It was agreed that no amendments were necessary.

**8 New Model Standing Orders**

A draft of the new model standing orders had been circulated to all members. It was **RESOLVED** (proposed Cllr Patrick, seconded Cllr Ekins) to adopt them without further amendment.

**9 Grants**

i Harbury Games – It was **RESOLVED** to award a grant of £500 in support of this year's Harbury Games. The cheque is to be made payable to the village hall.

ii Harbury Village Show – It was **RESOLVED** to award a grant of £175 which will cover the cost of hiring the village hall for the day. The annual allotment prizes will continue to be awarded as usual.

**10 Correspondence** - none

**11 Members' Items** – none

**14/029 Accounts for Payment**

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

**14/030 Reports & Questions** - none

**14/031 Date of Next Meeting**

The next ordinary meeting of Harbury Parish Council will be held on Thursday, 27 March 2014 at 7.30pm in the Farley Room, Harbury Village Hall.

**Meeting closed at 9.10pm**

Signed.....Chairman      Date.....

## APPENDIX A

### Planning Applications – Decisions to be noted 27 February 2014

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

- 1 14/00189/FUL  
Proposed dormer windows to rear  
**Kingston House, 4 Mill Street**  
No representation
- 2 14/00129/TREE  
G1: Beech x 3: reduce crowns by 4.5m (currently approx. 12m in height)  
**New Stone House, Temple End**  
No representation
- 3 14/00107/FUL  
Proposed single and two storey side extensions, single storey front extension, single storey rear extension, including balcony at first floor level and construction of new detached garage with room over.  
**Aberley, Hall Lane**  
No representation
- 4 14/00200/COUNTY  
Proposed importation of suitable material for bank stabilisation and creation of reed beds  
**Bishops Bowl Lakes, Station Road**  
No representation

#### SDC Decisions

- 1 13/03108/COUJPA  
Conversion of office (use class B1A) to dwelling house (use class C3).  
**Compton House, High Street**  
Prior approval not required
- 2 13/02729/LBC  
Proposed linking of construction housing an indoor swimming pool to dwelling  
**Stapenhall Farm, Deppers Bridge**  
Consent refused
- 3 13/03331/FUL  
Re-instatement of The Old Farmhouse as a dwelling. Demolition of redundant hay barn and existing single storey extensions and erection of one replacement single storey extension to north west elevation.  
**Bull Ring Farm, Bull Ring Farm Road**  
Permission with conditions
- 4 14/00002/TREE  
G1: Leylandii (on boundary of property on all four sides): reduce height by 30%; G2: Leylandii hedge: remove  
**7 Binswood End**  
Deemed consent

#### WCC Decisions

- 1 Regularisation of an existing area of concrete and the provision of an additional area of concrete for use as a pad for the maturation of compost produced by the Ufton in vessel composting facility.  
**Biffa Waste Services Ltd, Ufton**  
Granted

## 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 upheld – permission granted**
  
- 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. Decision expected in April 2014.**
  
- 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 dismissed.**



**APPENDIX B**

<b>Accounts for payment 27 February 2014</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	101832	667.53	-	667.53		
A Knowles (cllr's allowance)	101833	200.00	-	200.00		
A Lewis (cllr's allowance)	101834	200.00	-	200.00		
J Patrick (cllr's allowance)	101835	200.00	-	200.00		
P Summers (cllr's allowance)	101836	200.00	-	200.00		
HMRC (PAYE)	101837	431.50	-	431.50		
E.ON (s/lights electricity)	101838	330.39	66.08	396.47		
WCC (s/lights m'nance contract 2013/14)	101839	910.12	182.03	1,092.15		
Getmapping PLC (Parish Online annual fee)	101840	42.00	8.40	50.40		
Bull Ring Garage (office electricity)	101842	47.58	9.52	57.10		
Harbury & Ladbroke News (advert)	101843	94.00	-	94.00		
PIRMS (quarterly play area inspection)	101844	91.00	-	91.00		
WALC (annual briefing day)	101845	80.00	-	80.00		
Flip-In Flyers Cheerleading Club (grant)	101846	500.00	-	500.00		
Harbury Village Hall (on behalf of Harbury Game	101847	500.00	-	500.00		
Coventry City Council (play area inspections)	101848	272.90	54.58	327.48		
NS&I (contributions to tennis courts sink fund)	101849	5,610.00	-	5,610.00		
Village Green Tree Surgeons (fallen branch)	101850	20.00	-	20.00		
D Stewart (allotment rent refund)	101851	12.50	-	12.50		
A Biddle (toner cartridge)	101852	64.20	-	64.20		
Adams & Munson (office rent payable 03.02.14)	s/order	305.00	-	305.00		
MFM Services (Grds m'nance payable 28.02.14)	s/order	729.17	-	729.17		
		-	-	-		
	Sub-totals	11,507.89	320.61	11,828.50		
	<b>TOTALS</b>	<b>11,507.89</b>	<b>320.61</b>	<b>11,828.50</b>		
N.B. Cheque no 101841 spoiled.						