

Harbury Parish Council

Minutes of the Ordinary Parish Council Meeting 17 April 2014 at 7.30pm Harbury Village Hall

Present

Cllr Thompson
Cllr Ekins

Cllr Hancock
Cllr Knowles

Cllr Mancell
Cllr Thornley

Absent

Cllr Lockley; Cllr Lewis; Cllr Patrick; Cllr Summers

In Attendance

Mrs Alison Biddle, Clerk to the Council
County Cllr Stevens

Mrs Linda Ridgley, Harbury News
Members of the public: 28

In the absence of the parish council chairman, Cllr Lockley, the meeting was chaired by Cllr Thompson, the vice -chairman.

14/049 Apologies: Cllr Lockley; Cllr Patrick; Cllr Summers; District Cllr Mann; District Cllr Hamburger

14/050 Declarations of Interest:

Cllr Thompson declared a personal interest in agenda item 10.2, the planning application for The Dog Inn, on account of the fact that it is his daughter who will be running the nursery.

14/051 Dispensations: None

14/052 Public Participation

Planning Application at 8 Dovehouse Lane

Concerns were raised about the latest planning application for the former Dovehouse Autos site. These included the following:

- Inappropriate design
- Intrusion on conservation area
- Overdevelopment of site
- Little amenity space
- Drainage problems
- Lack of landscaping plan & planting schedule
- Encroachment of building line
- Privacy issues/overlooking of next door bungalow
- Loss of on- road parking spaces
- Boundary issues

The applicant responded that he had worked hard on the current scheme to lessen the impact on the bungalow next door. He had listened to the comments made by residents who had attended the public consultation event and had used their ideas in the current proposal. The new drainage system would be better than the old one and as there is no landscaping on site at the moment, that will also be an improvement. The boundary has been measured and the plans drawn up accordingly.

Gypsy & Traveller Consultation

The residents group endorsed the parish council's draft response to this consultation which included a number of objections to the proposed sites closest to Harbury. It is understood that the Government has advised local authorities that they should not use compulsory purchase powers to bring forward sites for travellers but WDC still seems to be including this option in its proposals. The residents' group has been informed that the board of Leamington FC is not willing to sell the ground, identified as site GT04, so it is now unavailable unless it can be compulsorily purchased. The parish council was asked to include this point in its formal response.

There was a concern at the apparent lack of consultation between WDC and SDC and surprise that district councillors had not done more about this.

The Dog Inn – Variation of conditions for proposed nursery

Cllr Thompson, having declared a personal interest in this matter, left the room at this point. This part of the meeting was chaired by Cllr Hancock.

Residents raised concerns about the removal of conditions which would allow children to play outside all day long. There would be an unacceptable noise impact on residents and safety issues for the children who could be using the play area during peak times when cars were leaving and entering the adjacent car park.

Cllr Thompson returned to the meeting at the close of the public participation session and resumed the chair.

14/053 Minutes

It was **RESOLVED** to approve the minutes of the parish council meeting held on Thursday, 27 March 2014 as a true and complete record of that meeting.

14/054 Casual Vacancy

A casual vacancy was formally declared in the office of parish councillor following the resignation of Cllr Jenny Patrick with effect from 18 April 2014. Cllr Patrick has decided to retire after being a member of the council for 17 years and is a former chairman. The council recorded a vote of thanks to Cllr Patrick for her contribution over the years. The vacancy will be advertised from next Tuesday, taking into account the Easter bank holiday.

14/055 Library

There was nothing new to report on the lease. As Cllr Lockley was not present, there was no update on the library itself either.

14/056 Reports from Other Organisations

- 1 Harbury School Governors** – Nothing to report.
- 2 Public Safety** – A damaged car had been reported outside the Co-op.
- 3 Southam College** - The college has received an outstanding Ofsted report. Admission numbers have increased and a new classroom block is being built.
- 4 Twinning Association** – The recent quiz night was very successful and raised £300 towards the 2015 visit from Samoia to Harbury. Harbury will visit Samoia in May this year and there will be 20 cyclists.
- 5 Village Hall** - The AGM is on Monday, 28 April 2014. Everyone is welcome. Fundraising continues. There are plenty of hall bookings.

6 **Harbury Energy Initiative** – Nothing to report

7 **WALC/NALC** – Nothing to report.

8 **SDC & WCC**

The following reports were received from county and district councillors:

WCC

- There is to be an electoral review from 2015.

14/057 **Deppers Bridge**

- 1 **Update** – The planning application for the solar farm has been refused by SDC. It will probably now go to appeal.
- 2 **Correspondence** – None received.
- 3 **Members' Items** - None.

14/058 **Planning**

1 14/00683/FUL

Demolition of vacant garage/office buildings and erections of 3 no residential dwellings along with amenity space and car parking provision

8 Dovehouse Lane

It was **RESOLVED** to make no representation but to comment that a landscaping scheme and detailed planting schedule is required to minimise impact on neighbouring properties and drains.

It was noted that the applicant had worked hard to lower the roof line and ensure the development fitted in with surrounding buildings.

Cllr Thompson left the room prior to the next item being discussed. Cllr Hancock took the chair for this part of the meeting.

2 14/00781/VARY

Variation/removal of conditions 11, 12 and 13 of planning permission 13/02372/FUL (Change of use of public house (ground floor) to children's nursery and erection of single detached dwelling) relating to use of the external play area associated with the day nursery use.

The Dog Inn, The Bull Ring

It was **RESOLVED** to object to the removal of the conditions on the grounds that it would cause harmful disturbance to neighbouring properties resulting in a loss of amenity for those residents.

Cllr Thompson returned to the meeting at the conclusion of this item and resumed the chair.

3 14/00911/TREE

T1: Yew: prune to a spherical topiary; T2: Yew: prune to a spherical topiary; T3: Conifer group: 50% crown reduction

Yew Trees, Bull Ring Farm Road

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

4 13/03177/OUT

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

The working party was still trying to arrange a meeting with the doctors to discuss the financing of the proposed surgery. There was nothing further to report.

- 5 Other Decisions** – noted as per Appendix A. It was agreed to amend the response in respect of the application for the Telephone Exchange, to include concerns about vehicles entering and leaving the site.

6 Sites for Gypsies & Travellers – Preferred Options Consultation by WDC

It was **RESOLVED** to amend the draft response to reinforce the objections relating to site GT02 as well as GT04. Reference should also be made to the use of compulsory purchase powers as discussed in the public participation session.

It was also agreed that the parish council would do what it could to advertise any consultations via its website and notice boards. It would not distribute leaflets to individual houses; this would be left to the residents' group if it was something they wished to undertake. The clerk will ask SDC to place public notices in the Leamington papers as well as those in Stratford.

7 Neighbourhood Development Plan

i Preparation of NDP

It was **RESOLVED** (proposed Cllr Hancock, seconded Cllr Thornley) to prepare a neighbourhood development plan for the parish of Harbury.

ii Designated Area of NDP

It was **RESOLVED** (proposed Cllr Thompson, seconded Cllr Ekins) that the designated area for the NDP should be the parish of Harbury in its entirety. The clerk will submit the application to SDC on this basis.

iii Draft Questionnaire

This is still being prepared.

iv Other Matters

There were no other matters to report.

8 Correspondence - none

9 Members' Items – none

14/059 Properties

1 Play Areas

i Aerial Runway

The conditional offer of the grant of £5,000 from SDC has now been accepted. It was therefore **RESOLVED** (proposed Cllr Hancock, seconded Cllr Knowles) to place the order for the new zip wire with Outdoor Play People as per their quotation. This will be a timber structure with metal feet.

2 Playing Fields

i BMX Track Repairs

The order for the track repairs at a cost of £480 plus vat was approved.

ii Senior Goals

It was agreed to place the order for the new senior goals. The cost of the goals is £650 plus vat. With the installation costs as well, the total will be approx. £1,000.

3 Car Park

i Line Marking

The contractor has suggested a date in May which is yet to be confirmed. The weeds need to be sprayed and the car park needs to be swept clean immediately prior to the work being undertaken. It may be necessary to organise a working party to do this. Colin Sheasby offered the use of his blower machine.

ii Drainage Channel

This is getting worse and needs looking at. The clerk will ask a block paving contractor to inspect it and advise on the best solution.

4 Cemetery - Nothing to report

5 Allotments – Cllr Ekins and Cllr Hancock are planning to carry out a survey of the allotments.

6 Village Hall Railings – The arrangements are in hand. The work is scheduled for the middle of May.

7 Correspondence – none received.

8 Members' Items

The next project will be to replace the bark pits in the play area with a more suitable safety surface.

Colin Sheasby explained his idea for the oak sapling. The clerk will finalise the wording for the plaque with him.

14/060 Environment

1 Street Lighting

It was agreed to amend the order for 10 new 42W Topaz lanterns to up to 12. The clerk was still waiting to confirm the exact number.

2 Village Improvements

The planting of a tree at Five Ways is to be discussed later in the year and planting will take place in the autumn.

3 Traffic Calming

The clerk reported that Bishop's Itchington PC has agreed to write to WCC about the Fosse Way crossroads, in support of the representation made by Harbury PC, requesting that traffic lights are installed.

The problems with the one way system in Church Terrace have been referred to WCC Highways and are being investigated.

4 Correspondence

West & Shires Permit Consultation Scheme – it was agreed that this was a good idea and that the clerk should respond accordingly.

5 Members' Items - none

14/061 Finance & General Purposes

1 Monthly Financial Report

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

2 WW1 Centenary

Cllrs Hancock and Lockley had met to discuss the proposal to use Cllr Hancock's research on the soldiers commemorated on the war memorial into a book. They plan to produce a booklet for each household and are hoping to be able to obtain some grant funding towards the costs involved.

It was suggested that the war memorial would benefit from being properly cleaned. The clerk was asked to research the costs and find out if any grants were available.

Cllr Lockley has spoken to the church about holding a special service later in the year.

3 Correspondence - none

4 Members' Items – none

14/062 Annual Parish Meeting 8 May 2014

Nigel Chapman has agreed to give a talk on Harbury. The clerk and the chairman will organise the refreshments. All other arrangements are in hand.

14/063 Accounts for Payment

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

14/064 Reports & Questions

- Village with a Vision is making progress. Now that Cllr Patrick has retired, a replacement representative from the parish council is needed. Please would councillors think about volunteering for this role?

14/065 Date of Next Meeting

The next meeting of Harbury Parish Council will be the annual meeting and will be held on Thursday, 22 May 2014 at 7.30pm in the Tom Hauley Room at All Saints Church. This will be immediately followed by the monthly business meeting.

Meeting closed at 9.52pm

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

APPENDIX A

Planning Applications – Decisions to be noted 17 April 2014

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

- 1 14/00567/FUL
Enlarging the existing vehicle turning area. Installation of new security entrance gate. Laying of new tarmac surface to west of building and positioning of 1 no. shipping container on this area. Container to store copper cable.
Telephone Exchange, Mill Street
Object on the grounds that a shipping container is inappropriate for the conservation area and the centre of a rural community. There are also concerns about security owing to the copper cable which it is proposed to store in the container and whether this may increase the crime rate in the area.
- 2 14/00691/FUL
Proposed single storey rear extension and alterations to existing garage to incorporate new first floor.
7 Ridgley Way
No representation but the parish council would like to see a condition imposed that the building materials match existing.

SDC Decisions

- 1 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
Permission refused
- 2 14/00341/LBC
Proposed demolition of Victorian shed
Phoenix House, High Street
Consent granted with conditions
- 3 14/00360/LDP
Proposed single storey rear extension
14 Hereburgh Way
Certificate of lawful proposed use or development (permitted development)

Appeals

- 1 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 further delayed and now expected in August 2014

- 2 Appeal ref: APP/J3720/E/14/2215154
Proposed linking of construction housing an indoor swimming pool to dwelling
This appeal will be dealt with by way of written representations. Comments to be received by the Planning Inspectorate before 12 May 2014.

APPENDIX B

Accounts for payment 17 April 2014				
Urgent accounts paid since the last meeting and requiring formal approval of the council				
Payee	Cheque no	Net	Vat	Gross
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Sub-totals	-	-	-
Accounts for payment this week				
Payee	Cheque no	Net	Vat	Gross
Staff payments	101862- 64	1,066.61	-	1,066.61
E.ON (s/lights electricity)	101865	330.39	66.08	396.47
WCC (allotments rent)	101866	325.00	-	325.00
WALC (annual subscription)	101867	650.00	-	650.00
Viking (office equioment)	101868	34.96	6.99	41.95
Adams & Munson (office rent payable 01.04.14)	s/order	305.00	-	305.00
MFM Services (Grds m'nance payable 30.04.14)	s/order	772.34	-	772.34
		-	-	-
	Sub-totals	3,484.30	73.07	3,557.37
	TOTALS	3,484.30	73.07	3,557.37