

Harbury Parish Council

Minutes of the Ordinary Parish Council Meeting

22 May 2014 at 7.30pm

(immediately following the annual meeting of the parish council)

The Tom Hauley Room at All Saints Church

Present

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

Absent: Cllr Summers

In Attendance

Mrs Alison Biddle, Clerk to the Council	Mrs Linda Ridgley, Harbury News
County Cllr Stevens (part of meeting)	Members of the public: 7
District Cllr Mann	
District Cllr Hamburger (part of meeting)	

14/075 Apologies: Cllr Summers (holiday)

14/076 Declarations of Interest:

Cllr Thompson declared a personal interest in any matter relating to the provision of child care in the village on account of the fact that his daughter is planning to open a nursery in the near future.

14/077 Dispensations: None

14/078 Public Participation

Proposed Agricultural Worker's Dwelling, Springfield Farm

The applicant's agent gave a pre-application presentation to the council on their proposal for a 2 bedroom dormer bungalow. She outlined current planning policy in relation to agricultural workers' dwellings which includes the need to provide evidence of economic sustainability and an essential need to live permanently at their place of work.

The applicant has suffered from ill health in recent years but is now fit enough to recommence his chicken farming business on the site of Springfield Farm which is wholly designated as agricultural land. He has a demonstrable need for a dwelling on the site which has previously been subjected to theft and vandalism and he cannot obtain insurance unless he lives on site.

Councillors raised concerns about what appears to be a second hand furniture business operating from the site. The agent was not aware of this but will find out more about it. Other concerns included what would happen to the property when the applicant retires. This could possibly be dealt with by way of a planning condition which ties the property to use by an agricultural worker but there have been other instances recently where this condition has not been upheld on other rural workers' properties. It was noted that the applicant already lives very close to the site and could possibly even walk to it across the fields so does he actually need to live on site? Any development at this site would be outside the village envelope. The Harbury Village Design Statement and Harbury Parish Plan, both identify this edge of the village as one which should be protected.

Proposed Agricultural Worker's Dwelling, Churchland Farm Industrial Estate

The applicant's agent gave a pre-application presentation to the council on their proposal for the conversion of a workshop/barn to a four bedroom single storey dwelling. The applicant farms the adjacent land (arable only) and already owns the site on which the current workshop stands. He currently lives in Napton and would find it much more convenient to live on site than travelling several

miles each day back and forth between Napton and the farm. Furthermore, there are security issues on the industrial estate which would improve if he lived on site.

The proposal relates to an old brick building which is currently used as a workshop. It would involve the demolition of the adjacent pre-fabricated building and the conversion of the workshop into a dwelling. Copies of the plans were circulated to councillors. It was stressed that the site is not a desirable place to live and only the applicant would want to live there, for the reasons stated.

The applicant and his agent have taken pre-application advice from the planning officer at SDC who has told them that the proposal is unlikely to receive planning permission as it would be difficult to prove the need to live on site and it would also mean the loss of a commercial building. However, both of the SDC ward councillors had visited the site and supported the proposal. The applicant is now looking for support from the parish council as well.

Councillors were unable to give any definite view on the proposal at this stage. They will consider a site visit in due course, probably when the formal application is received. It was agreed that the agent would liaise further with the clerk and the chair of the PC's planning group.

14/079 Minutes

It was **RESOLVED** to approve the minutes of the parish council meeting held on Thursday, 17 April 2014 as a true and complete record of that meeting.

14/080 Library

1 Lease

This is now close to completion. The library working party and the library group have looked over the draft underlease to check all points are covered and they have no questions.

2 Update from Cllr Lockley

The two large conifers at the front of the building will probably be removed next month as they are threatening to cause damage to the building. They will be replaced with something more suitable.

The car park needs re-surfacing but this is the PCC's responsibility not the library group's.

14/081 Reports from Other Organisations

1 Harbury School Governors – Nothing to report.

2 Public Safety – The clerk had received a report from the police of a possible break-in at the allotment sheds. Cllr Ekins confirmed that allotment holders had complained to him and Cllr Hancock about this during their recent inspection visit.

3 Southam College - Nothing to report

4 Twinning Association – The recent visit to Samoia had been very successful. The group is now fund raising for next year's return trip from Samoia to Harbury.

5 Village Hall - The new digital projector has been installed. The committee is searching for large grants.

6 Harbury Energy Initiative – Nothing to report

7 WALC/NALC – Nothing to report.

8 SDC & WCC

SDC – The core strategy was voted to go forward for public consultation. It includes a new settlement of 3,000 dwellings at Gaydon/Lighthorne Heath.

14/082 Deppers Bridge

- 1 **Update** – Nothing to report
- 2 **Correspondence** – None received.
- 3 **Members' Items** - None.

14/083 Planning

1. 14/00941/LBC
Listed Building Consent for alterations to rear of property including installation of replacement fascia boarding and repointing
7 Binswood End
It was **RESOLVED** to make no representation.
2. 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.
Telephone Exchange, Mill Street
It was **RESOLVED** to object to this application on the same grounds as previously, but in addition, to include an objection to the lorry movements at anti-social hours which would cause loss of amenity to neighbouring properties. If the application were to be granted, the best location for the container would be no.4, behind the building.
3. 14/01234/TPO
T1: Willow: prune damaged limbs overhanging neighbours drive, reduce three branches overhanging road by 50%, reduce height of ivy within tree to 4.5m to allow further investigation into health of tree.
7 Vicarage Lane
It was **RESOLVED** to make no representation.
4. 14/00627/FUL
Erection of ground and first floor side extensions, re-modelling of conservatory to form orangery, and alterations to porch
16 Percival Drive
It was **RESOLVED** to make no representation.
5. 14/01223/FUL
Addition of ground and first floor extensions to garage
South Pines, 3 Queens Close
It was **RESOLVED** to make no representation.
- 6 Harbury Cement Works Development
This development was granted planning permission last week. The parish councils and the developers were praised by the planning committee for working together. There were no objectors present.

The Sec 106 agreement includes £34,000 for Harbury Library and £50,000 for Harbury Village Hall. Negotiations with WWT regarding the nature reserve are ongoing. There may be a problem with funding for the new surgery and a meeting has been arranged with the doctors to discuss this further. It will probably be at least 18 months before any building work commences.

7 Other Decisions – noted as per Appendix A

8 Bishops Tachbrook Draft NDP Consultation

It was agreed to make no comment.

9 Neighbourhood Development Plan

i Draft Questionnaire

This is still being prepared.

ii Other Matters

There will be a stall at the carnival

10 Correspondence - none

11 Members' Items – none

14/084 Properties

1 Play Areas

The new zip wire has been ordered. The wooden surrounds on the bark pits have broken again and need replacing. A site meeting is needed to discuss safety surfacing.

2 Playing Fields

i Drainage on paddock

It was agreed that the clerk should call out the drainage contractor again. Cllr Knowles volunteered to meet him on site to discuss the problem further.

ii Netball Courts Surfacing

The contractor has agreed that the surface is inferior and that they will return to re-surface it in July.

3 Car Park

This has now been cleaned and re-lined. The clerk has obtained one quote so far for replacing the existing gratings with a concrete channel at a cost of £2,600 ex vat. Other quotes are to be obtained. Perhaps it would be cheaper to fill it in. This work needs to be done urgently. It may be necessary to “borrow” funds from another part of the budget. It might be possible to use some of the funds set aside for street lights. It was noted that the safety surfacing in the play area is also a priority. This will be discussed at the working party meeting.

4 Cemetery - Nothing to report

5 Allotments – An inspection has been carried out and some letters have been sent to tenants who are not cultivating their plots.

6 Correspondence – none received.

7 Members' Items - none

14/085 Environment

1 Street Lighting

The new lanterns to replace the mercury lanterns are on order.

2 Village Improvements

The bollard in Mill Street which was recently knocked over is to be replaced by WCC.

The village hall railings have been rubbed down and are waiting to be painted by the community payback team.

3 Traffic Calming

WCC's reply to the parish council's request for improvements to be carried out at the Harbury Lane/Fosse Way crossroads was discussed. It was agreed that Cllr Mancell and the clerk would draft a response.

4 Tree Warden Scheme

The clerk had circulated information about the scheme to councillors. Linda Ridgley volunteered to talk to the Harbury Society about it.

5 Correspondence - none received

6 Members' Items – none

14/086 Finance & General Purposes

1 Monthly Financial Report

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

2 Internal Audit Year Ended 31 March 2014

The internal auditor's report had been received and circulated to all members. Its contents were noted. There were no concerns raised.

3 Financial Statements Year Ended 31 March 2014

The financial statements had been circulated to all members. It was **RESOLVED** to approve them and they were duly signed by the chairman and the clerk.

4 Annual Return Year Ended 31 March 2014

Sections 1 and 2 of the annual return were completed with all questions relating to the annual governance statement being answered in the affirmative by those councillors present. It was **RESOLVED** to approve the annual return which was duly signed at sections 1 and 2 by the chairman and the clerk.

5 Grant Request from Harbury Pre-School

Cllr Thompson reminded everyone that he had declared a personal interest in matters relating to pre-school provision and would not therefore take part in this discussion.

It was **RESOLVED** to award the pre-school a grant of £200 towards the cost of painting the fence and re-felting the shed.

6 WW1 Centenary

i Commemorative Booklet

Cllr Hancock had checked up on printing costs which could be around £3.00 per copy. The Warwickshire Museum was happy to help with research for a donation of £15.00 per day. It is possible that a grant may be available from the Heritage Lottery Fund but a budget needs to be prepared first.

ii War Memorial Cleaning

The clerk reported that there are no grants available for this purpose. She has requested a couple of quotes already and will seek a third.

iii New Plaque

A proposal had been received for a new plaque to be fixed to the war memorial to commemorate the centenary. The council decided that this would not be appropriate but perhaps it might be possible to install a plaque inside the church instead.

7 Correspondence

A letter had been received from Windmills Nursery School giving formal notice of its closure at the end of August 2014. It was agreed that the council should write to Windmills to acknowledge its contribution over the years and to express the council's regret at its closure.

8 Members' Items

Cllr Mancell reminded everyone that a list of criteria for the award of grants to local organisations had been drawn up some years ago. It was agreed that it should be reviewed by the F & GP group and the clerk.

14/087 Consultations

1 WCC Electoral Review

It was agreed to make no comment at this stage.

2 Fire & Rescue Service

It was agreed to make no comment.

14/088 Accounts for Payment

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

14/089 Reports & Questions - None

14/090 Date of Next Meeting

The next meeting of Harbury Parish Council will be held on Thursday, 26 June 2014 at 7.30pm in the Farley Room, Harbury Village Hall.

Meeting closed at 9.30pm

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

APPENDIX A

Planning Applications – Decisions to be noted 22 May 2014

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

- 1 14/00882/FUL
Change of use of land for the manufacture of fencing and timber sheds and construction of timber lean-to building (part retrospective)
Plot of land, Station Road, Bishop's Itchington
No representation

SDC Decisions

- 1 14/00482/FUL
Erection of one dwelling
Walnut Tree Cottage, Hall Lane
Permission with conditions

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 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. In progress.

APPENDIX B

Accounts for payment 22 May 2014				
Urgent accounts paid since the last meeting and requiring formal approval of the council				
Payee	Cheque no	Net	Vat	Gross
		-	-	-
A Biddle (toner cartridges & painting materials)	101869	503.88	-	503.88
		-	-	-
		-	-	-
		-	-	-
	Sub-totals	503.88	-	503.88
Accounts for payment this week				
Payee	Cheque no	Net	Vat	Gross
Staff payments	101870 to 10	1,057.37		1,057.37
Canal Import Ltd (APM refreshments)	101872	25.80	5.16	30.96
E.ON (s/lights electricity)	101873	320.34	64.07	384.41
B Pratt (internal audit)	101874	412.50		412.50
DT Leisure (UK) Ltd (BMX track repairs)	101875	480.00	96.00	576.00
SDC (dog waste bin emptying)	101876	97.87	19.57	117.44
MFMServices (grass cutting playing field)	101877	156.00		156.00
Harbury Church (room hire)	101878	21.00		21.00
WCC (bollard light repairs)	101879	50.93		50.93
A Biddle (expenses)	101880	11.29		11.29
Outdoor Play People (new aerial runway depos	101881	5,082.00	1,016.40	6,098.40
PIRMS (play equipment inspection)	101882	91.00		91.00
Broker Network Ltd (insurance renewal)	101883	1,462.48		1,462.48
Mark Harrod Ltd (senior football goals)	101884	748.00	149.60	897.60
A Biddle (expenses)	101885	25.54		25.54
SLCC Enterprises Ltd (t/course)	101886	95.00	19.00	114.00
Adams & Munson (office rent payable 01.05.14)	s/order	305.00	-	305.00
MFMServices (Grds m'nance payable 30.05.14)	s/order	772.34	-	772.34
		-	-	-
	Sub-totals	11,214.46	1,369.80	12,584.26
	TOTALS	11,718.34	1,369.80	13,088.14