

Harbury Parish Council

Minutes of the Ordinary Parish Council Meeting

26 June 2014 at 7.30pm

The Farley Room, Harbury Village Hall

Present

Cllr Lockley (Chairman)

Cllr Ekins

Cllr Hancock

Cllr Knowles

Cllr Mancell

Cllr Thornley

Cllr Summers

Cllr Lewis

Absent: Cllr Thompson

In Attendance

Mrs Alison Biddle, Clerk to the Council

County Cllr Stevens

District Cllr Kettle

Mrs Linda Ridgley, Harbury News

Members of the public: 17

14/091 Apologies: Cllr Thompson; D Cllr Mann

14/092 Declarations of Interest: None

14/093 Dispensations: None

14/094 Public Participation

Proposed Development at Hillside

Residents raised their objections to the planning application. The proposal is contrary to both the village VDS and the parish plan and would set a precedent for extending the boundary of the village. There were also concerns about the impact on traffic in the centre of the village if there is development on the outskirts with more people using their cars to access services. A question was raised about the validity of the application as some of the documents on SDC's website appear to be wrongly represented. This seems to be a case of developers putting in an application before the new local plan and neighbourhood plan are published and should be rejected on that basis. It was explained that the lack of a local plan has left villages vulnerable to development because SDC does not currently have a 5 year housing supply and therefore it is not possible to object to a planning application on this basis.

Proposed Detached Dwelling, The Spinney

The choice of materials i.e. Cotswold stone and wavy edged panelling, are out of keeping with the village and against the VDS and parish plan. A spokesperson for the developer explained that they would ensure the design and materials blended in with other buildings in the village. All building materials would have to be approved by the planning authority. Cotswold stone was available in different colours. The point was made that houses in Harbury are built from Harbury stone.

Lighting at the Dog Inn

An objection was raised to the new external lighting at the former Dog Inn.

14/095 Minutes

- 1 It was **RESOLVED** to approve the minutes of the annual parish council meeting held on Thursday, 22 May 2014 as a true and complete record of that meeting.
- 2 It was **RESOLVED** to approve the minutes of the ordinary parish council meeting held on Thursday, 22 May 2014 as a true and complete record of that meeting.

14/096 Co-option to Casual Vacancy

There was only one candidate. It was unanimously **RESOLVED** to co-opt Samantha Allen to the vacancy.

Cllr Allen signed her declaration of acceptance of office which was counter-signed by the clerk. She verbally declared the following pecuniary interests to be included on her register of interests:

- Employed at HITEC Power protection Ltd
- Owner of 20, Dovehouse Lane, Harbury

Cllr Allen had no interests to declare in respect of the agenda for this evening's meeting.

It was **RESOLVED** to appoint Cllr Allen to the planning and environment working parties.

14/097 Library

1 Lease

There are still a couple of issues which need clarification but it is hoped that the lease may be ready for signing at the next PC meeting. As Cllr Lockley is the chairman of both the PC and the library group, it was suggested that Cllr Thompson, as vice-chairman, should sign on behalf of the PC.

2 Update from Cllr Lockley

The bookstall at the carnival had raised £70.

14/098 Reports from Other Organisations

1 Harbury School Governors

Ann Winchester sent her apologies for the lack of a report. She will send one next month. She has confirmed that she is willing to remain as the PC's representative for the present. She is not aware that there is a time limit on her term of office as a school governor.

It was noted that a new head teacher has been appointed.

2 Public Safety – Nothing to report

3 Southam College

Next year's intake is 250 which far exceeds the agreed number of 210. The school has planning permission for a new teaching block.

4 Twinning Association

The group had taken part in the carnival. They are still fund raising. They will be doing something for Bastille Day.

5 Village Hall

Harbury Games takes place this weekend which is a fund raiser for the hall.

6 Harbury Energy Initiative

A report had been circulated by email.

7 WALC/NALC – Nothing to report.

8 SDC & WCC

SDC

- The planning application to build new dwellings in the garden of the Old New Inn has been refused by SDC's planning committee.
- The planning application to place a shipping container at the telephone exchange has been deferred to follow up concerns about security and noise etc.
- The draft submission core strategy is out for consultation at the moment.

WCC

- A new education officer has been appointed.
- Cllr Stevens is the new portfolio holder for safeguarding children
- The children's centres are to be run by a different organisation.
- The Better Care Act was passed last week.
- The Royal Regiment of Fusiliers has received the Freedom of the County of Warwickshire.
- There will be a strike by Unison members on 11 July 2014.
- The Harbury exchange is to be upgraded from July which will enable residents to get superfast broadband.

14/099 Deppers Bridge

1 **Update** – Nothing to report

2 **Correspondence**

An email had been received from a resident complaining about the smell from the Biffa site. He has already complained to WCC and the environmental health officer. Cllrs Thornley and Summers will raise the matter with Biffa at the next liaison meeting.

3 **Members' Items** - None.

14/100 Planning

1 **14/01316/OUT**

Outline planning application for the erection of 8 no. detached dwellings and shared access (all matters reserved).

Land at Hillside

It was **RESOLVED** to object to this application on the following grounds:

- Development along this edge of the village is against the VDS and parish plan;
- There are concerns that the pumping station in Mill Street will not be able to cope with more sewers;
- The stability of the hill is in question and therefore the land may be unsuitable for building;
- There has been a lack of consultation by the developer.

2 **14/01559/FUL**

Change of use of agricultural land to residential and proposed erection of one new dwelling.

The Spinney, Hall Lane (i.e. the paddock between the spinney and Westfields)

It was **RESOLVED** to make no representation but close attention should be paid to the guidelines in the VDS and local materials should be used.

3 **14/00781/VARY**

Amendments to 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).

The Dog Inn, The Bull Ring

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

4 **14/01614/FUL**

Demolition of existing dwelling house and construction of replacement dwelling

High Top, Harbury

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

5 **14/01334/FUL & 14/01337/LBC**

Installation of replacement flue

7 Binswood End

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

6 **Harbury Cement Works Development**

The working party had met with the doctors to discuss the funding of the proposed new surgery at Bishop's Itchington. Cllr Kettle had forwarded the doctors' concerns and NHS contact to Jeremy Wright MP who is going to follow this up. The developer is trying to arrange a meeting with Matrix, a company which specialises in building surgeries. Discussions are continuing with WWT re the management of the nature reserve.

7 **Other Decisions** – noted as per Appendix A

8 **SDC Proposed Submission Core Strategy Consultation**

It was agreed to make no comment.

9 **Neighbourhood Development Plan**

Maps and questionnaires had been given out at the carnival for people to indicate where they would like/not like to see development. The east and west edges of the village had been marked for no development in line with previous surveys carried out. The next meeting of the NDP group will take place in September to give people a chance to look at the proposed core strategy document.

10 **Correspondence** - none

11 **Members' Items** – none

14/101 Properties

1 Play Areas

There is no date yet for installing the new zip wire. At the time the order was placed, it was suggested that it would probably be in July.

2 Playing Fields

i Drainage on paddock

The clerk had contacted the drainage contractor but he had not phoned her back yet. Cllr Knowles provided a plan of the area and explained what he thought may be the problem. It was agreed that the clerk would ask the contractor to quote for conducting a survey. The clerk will also write to the owner of the paddock and advise him that he would be expected to pay 50% of the cost of the survey as it is his land which is affected.

ii Basketball Back Boards

The boards are in a poor condition and are regularly reported to the clerk by councillors carrying out an inspection of the play and sports equipment. The clerk had obtained a quote for new boards at £162 each and installation at £118 for one board and £160 for two if both are installed on the same visit. In view of the cost involved, and the need to prioritise with other urgent work, this matter will be further discussed by the properties group before the council makes a decision.

3 **Car Park**

The clerk had contacted several block paving companies re repairs to the drainage channel but none of them had expressed any interest in quoting for this work. Only one quote has been obtained so far. This matter is to be further discussed by the properties group before a decision is made by the council.

4 **Cemetery**

The cemetery assistant has handed in their notice and will leave at the end of July. The clerk has made arrangements to advertise the post.

Some complaints have been received about the grounds maintenance in the cemetery. Cllr Summers knew of someone who may be willing to do some work on a voluntary basis to help keep the area looking tidy.

5 **Correspondence** – none received.

6 **Members' Items** - none

14/102 Environment

1 **Street Lighting**

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

2 **Village Improvements**

The painting of the village hall railings should be completed on Sunday of this week.

3 **Traffic Calming**

A complaint had been received from a resident of Pineham Avenue that vehicles accessing the allotments had resulted in damage to their fence. The clerk was asked to remind allotment holders that vehicles should only be used for dropping off/picking up heavy loads. Other emails from residents about traffic in Farm Street and the Fosse Way crossroads were noted.

4 **Grounds Maintenance**

It was agreed that the clerk should arrange additional grass cutting with the maintenance contractor if required when the grass is growing particularly quickly.

5 **Correspondence** - none received

6 **Members' Items** – none

14/103 Finance & General Purposes

1 **Monthly Financial Report**

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

2 **Review of Grant Criteria**

The criteria for local organisations wishing to apply for a grant from the parish council had been reviewed by the F & GP group and a draft had been circulated to all members prior to

the PC meeting. It was **RESOLVED** to adopt this document without amendment. It was also agreed that applicants should be asked to sign a copy of this document before the grant is paid. A copy of the criteria is to be made available on the council's website.

3 WW1 Centenary

ii War Memorial Cleaning

Owing to a misunderstanding, the clerk had obtained quotes for cleaning the whole monument but councillors were only intending that the metal plaque is cleaned so that it is more legible. It was suggested that it might be possible for councillors to clean it themselves. This will require more research.

i Commemorative Booklet

A descendent of one of the soldiers named on the memorial has contacted Cllr Hancock and offered their mother's diaries and letters for further research.

4 Transfer of Files to Heritage Room

It has been suggested that files relating to the housing developments at Pineham Avenue and Percival Drive could be transferred to the Heritage Room. This would free up space in the parish office. The council agreed with this proposal. The clerk will check the files for anything that should be retained by the council.

5 Correspondence - none

6 Members' Items - none

14/104 Accounts for Payment

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

14/105 Reports & Questions - None

14/106 Date of Next Meeting

The next meeting of Harbury Parish Council will be held on Thursday, 24 July 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 26 June 2014

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

- 1 14/01366/TREE
G1: Conifer: fell and remove group to rear of property
Yew Trees, Bull Ring Farm Road
No representation
- 2 14/01357/FUL
Erection of two storey extension with single storey conservatory to rear of dwelling following demolition of existing conservatory, erection of single storey porch to side, and formation of canopy and bay window to front
31 Manor Road
No representation
- 3 14/01457/VARY
Variation to condition 11 of planning permission 12/00049/FUL to allow for the addition of plant room with balcony over to south of garage, amendment of roof light positions over garage and amendment to south elevation of garage building to facilitate internal alterations to layout
Leycester House Farm
No representation

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 26 June 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	101887 to 10	1,004.11		1,004.11
MFM Services (mow play field in May & BMX)	101889	231.00	-	231.00
E.ON (s/lights electricity)	101890	331.03	66.21	397.24
A Biddle (expenses)	101891	124.92	-	124.92
WCC (allots water easement for tennis club)	101892	120.00	-	120.00
Severn Trent Water Ltd (allotments)	101893	40.28		40.28
WALC (G'nance & Accountability Local Council	101984	18.00		18.00
Viking (office supplies)	101895	46.42	9.28	55.70
Frank Mann Farmers (remedial work play field)	101896	175.00	35.00	210.00
Kyles Ltd (NDP maps & q'naires)	101897	156.00	31.20	187.20
Warwickshire Probation Trust (painting railings)	101898	150.00	30.00	180.00
Harbury News (job advert)	101899	19.00		19.00
Adams & Munson (office rent payable 02.06.14)	s/order	305.00	-	305.00
MFM Services (Grds m'nance payable 27.06.14)	s/order	772.34	-	772.34
		-	-	-
	Sub-totals	3,493.10	171.69	3,664.79
	TOTALS	3,493.10	171.69	3,664.79