

Harbury Parish Council

Minutes of the Ordinary Parish Council Meeting

27 November 2014 at 7.30pm

The Tom Hauley Room, All Saints Church, Harbury

Present

Cllr Lockley (Chairman)

Cllr Mancell

Cllr Summers

Cllr Hancock

Cllr Lewis

Cllr Knowles

Cllr Allen

Cllr Ekins

Cllr Thompson

Absent: Cllr Thornley

In Attendance

Mrs Alison Biddle, Clerk to the Council

County Cllr Stevens

PC Cramp, Southam SNT

Members of the Public

Mrs Linda Ridgley, Harbury News

13 residents

14/170 Apologies: Cllr Thornley, District Cllr Mann; District Cllr Kettle may be late

14/171 Declarations of Interest: None

14/172 Dispensations: None

14/173 Public Participation

Police Matters

PC Jamie Cramp introduced himself as the new beat manager based at the police station in Southam. He has two PCSOs working with him. He hopes to attend parish council meetings in future whenever possible as it is an effective way to exchange information. The surgeries which ran last year were not very successful and have been discontinued. The possibility of reinstating Councillors Corner on selected Saturday mornings throughout the year was mentioned. PC Cramp would be willing to attend these too. The SNT contact details are on their website. Please phone 101 for non-emergencies. Parking and speeding are the main issues in the villages. It was reported that a parking ticket had been issued last week for parking on double yellow lines at the junction of Chapel Street and High Street. This was not issued by the police. In fact parking enforcement has recently been contracted out to a new organisation. PC Cramp was thanked for his time. Everyone was very pleased to have a police officer in attendance.

Harbury Pre-School Grant Application

Cllr Thompson declared a personal interest as his granddaughter attends the pre-school.

The chair of the pre-school committee was present and offered to answer any questions relating to their application for a grant to replace the shed roof. Financial information and quotes for the work to be carried out had been provided and circulated to members prior to the meeting.

Decision

The chairman, with members' agreement, altered the order of business so that the grant application could be dealt with straight away. The estimate for replacing the shed roof was £800 including vat.

It was therefore **RESOLVED** (proposed Cllr Lockley, seconded Cllr Hancock) to pay a grant of £800 to Harbury Pre-School.

Old New Inn Planning Application

This site is within the conservation area and is over development. The terrace of cottages is immediately adjacent to the footpath and the amenity space for them is tiny. The layout is very cramped. It was acknowledged that the Old New Inn building needs attention but the current plans do not enhance the conservation area. It would have a major impact on the street scene.

There was also concern about possible parking in Farm Street and Temple End as a result of the development which would impact on road safety. There is already poor visibility at the junction of Farm Street and Temple End.

Residents would be sorry to see the pub close.

In response, the architect explained that he had been asked to make the best use of the site by providing small two bedroom dwellings to meet local need and enhance the conservation area. Harbury needs smaller dwellings. The proposed development is better than the existing pub car park.

Planning

Concern was raised at the way planning applications are considered individually rather than the overall cumulative impact on the village.

Gypsy and Traveller Sites

Earlier in the year the parish council had agreed to keep residents informed about the gypsy and traveller consultations being run by the district councils but there have been no updates since. People are genuinely concerned and the parish council needs to tell people what is happening.

WDC is currently consulting on a new site in Stratford Road, Warwick. If this is selected, it might affect the number of pitches being offered at the Leamington Spa FC site in Harbury Lane which WDC has already included on its final list. SDC will be starting its next round of consultation in early 2015.

14/174 Minutes

- 1 It was **RESOLVED** to approve the minutes of the ordinary parish council meeting held on Thursday, 23 October 2014 as a true and complete record of that meeting.
- 2 The minutes of the extraordinary parish council meeting held on Thursday, 20 November 2014 were amended at 14/168.2 in respect of the planning application for 10, Constance Drive to include the following additional sentence: "If planning permission is refused, the parish council would like to see the planning officer work with the applicant to find an acceptable solution." Following this amendment, it was **RESOLVED** to approve the minutes of the meeting on 20 November 2014 as a true and complete record of that meeting.

14/175 Library

- 1 **Lease**
The sub-lease between the PC and Harbury Library has now been completed. The head lease between the PC and the PCC is still awaited.
- 2 **Update from Cllr Lockley**
The weekly school visits have been very successful. More people are using the computers now that ancestry.co.uk is available. Some people from Leicestershire have visited to find out more about running a community library and people from Birmingham have expressed an interest in doing the same.

14/176 Reports from Other Organisations

1 Harbury School Governors

There has been no response as yet to the letter sent to the governors about the lack of community representation in future.

2 Public Safety - nothing to report.

3 Southam College - nothing to report.

4 Twinning Association

The AGM took place last week and was well attended. One person stood down from the committee but otherwise it remains the same. The death of Sally Humphreys, a long term member of the association, was marked. Plans for next year's visit are being made.

5 Village Hall

The hall is currently being used by the drama group for its play. The result of the Veolia grant application will be received on 6 December 2014.

6 Harbury Energy Initiative

The clerk sent a letter of support from the parish council for the electric car club scheme as requested. The application by HEI has been successful so the scheme will now go ahead.

7 WALC/NALC – None

8 SDC & WCC

WCC

- WCC is still having to make significant savings
- The gritting programme remains the same as last year. The pothole repair policy also remains the same.
- The county councillor grant applications have been successful.

14/177 Deppers Bridge

1 Update - The decision on the solar farm appeal is due in January 2015.

2 Correspondence – None

3 Members' Items - None.

14/178 Planning

1 Planning Application 14/02646/OUT

Outline application for the conversion of Old New Inn to 2 no. dwellings (both 3 bedroom) and the erection of 2 no. semi-detached cottages (both 3 bedroom) and 5 no. terraced cottages (all 2 bedroom) (only landscaping reserved for subsequent approval).

Old New Inn, Farm Street

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

- It would cause demonstrable harm to the conservation area
- It would have an adverse impact on the street scene and the open aspect would be lost
- It is contrary to the VDS and the PP.

- There is no current evidence of local housing need. The last housing needs survey was conducted in 2011 and the need identified at that time has since been met by the new development at Hereburgh Way.
- It is overdevelopment of the site and infill of the pub garden space.
- The closure of the pub would be a loss of amenity for the village.
- The old stone wall should be retained as one of the few remaining examples in the village
- There are insufficient parking spaces for the number of dwellings
- There would be an adverse impact on the already poor visibility splay at the junction of Farm Street and Temple End.

2 **Planning Application 14/02930/FUL**

Construction of a new dwelling

The Barn, Spiers Farm, Chesterton Road

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

3 **Retirement Homes, Bush Heath Lane**

This was a pre-application consultation on a proposal to build 7 retirement bungalows on the site of Henry's in Bush Heath Lane. Councillors raised the following concerns:

- The site is too far from the centre of the village and village amenities.
- The site is isolated. If the proposal to develop the adjacent land does not go ahead, there is no footpath to the village.
- If the bungalows are built, they should be restricted to people with a local connection.

4 **Gypsies & Travellers Sites Consultations**

i WDC Consultation on Stratford Road, Warwick

This site is in Warwick. It will not affect the inclusion of the Leamington Spa FC site in Harbury Lane which has already been agreed by WDC. It is possible that it may affect the number of pitches offered at Harbury Lane but this is not clear. It was agreed to make no comment.

ii SDC

The next round of public consultation is expected early in 2015.

5 **Harbury Cement Works Development**

There have been no further meetings of the working party and there was nothing to report.

6 **SDC Core Strategy**

i Gaydon/Lighthorne Heath

Cllrs Lockley and Summers had attended a meeting with BIPC and Dave Nash from SDC to discuss the draft masterplan and the process of consultation. They had made known Harbury PC's concerns about the increase in traffic and its impact on local roads. There will be a period of public consultation in due course.

ii Core Strategy Examination

The public inquiry starts in January 2015 and will take place at SDC's offices in Stratford.

7 **Other Decisions** – Noted as per appendix A.

8 **Neighbourhood Development Plan**

The next meeting will be held in January 2015. Lots of background research has been done but there is now a need to push this forward.

9 **Correspondence** - none

10 **Members' Items** – none

Cllr Mancell left the room at this point for 2 minutes.

14/179 Properties

1 Play Areas

i Replacement of bark pits

The clerk had circulated the quotations but they had not been received by all councillors. It was agreed that the properties group should discuss the quotations and then make a recommendation to the full council at its next meeting in January 2015.

ii Aerial runway

The remedial works have been completed and the grant from SDC has been received. SDC had also agreed to pay an extra £300 to cover the cost of the inspection. This has not yet been received and the clerk will follow this up.

2 Playing Fields

i Drainage on paddock

Cllr Knowles had met the drainage contractor and the paddock owner on site. The contractor had explored the pipe using a camera and had also cleaned it out. The pipe runs from the drain in the paddock for about 3 to 4 metres under the playing field and then ends. It is not clear if the pipe has been cut off, possibly when the sewer was being laid for the new development at Hereburgh Way, or whether it is meant to end just here and the water then soaks away. The contractor has advised that an exploratory dig would cost approximately £600.

It was agreed that the clerk should try contacting the previous owner of the paddock who installed the drain to try and obtain more information about the pipe.

ii Bonfire damage

The field is very rutted again where the vehicles have driven across to the bonfire site. The clerk will ask the grounds maintenance contractor to repair it in the spring. Bonfire night itself was a very successful evening. It was well organised and the volunteers made a very good job of clearing up the debris afterwards.

3 Car Park

The new drainage channel is working. The missing wooden bollard has been replaced. There was a question over whether the white lines were fading again or whether they were just dirty.

4 Cemetery

Cllrs Mancell and Thompson are still working on a draft set of rules for the cemetery. This will be discussed at the properties group meeting.

5 Allotments – nothing to report.

6 Correspondence – none received.

7 Members' Items

The new grit bin in Bull Ring Farm Road needs filling.

14/180 Environment

1 **Street Lighting**

The clerk had circulated the quotes for replacement of the pole mounted mercury lights prior to the meeting. Cllr Lewis explained the options available. It was **RESOLVED** to place an order with E.ON to replace the remaining pole mounted mercury lanterns with LEDs. It was agreed that the new lights should be installed on the existing wooden poles.

2 **Village Improvements** – nothing to discuss

3 **Traffic Calming**

A negative response had been received from WCC with regard to the council's request for a lower speed limit along Bush Heath Road and Butt Lane. The clerk was asked to pass this on to the resident who had raised the issue a few months ago.

4 **Harbury Lane/Fosse Way Junction**

It was formally agreed to take joint action with Bishop's Itchington Parish Council as follows:

- i To organise a meeting with WCC to discuss improvements to the junction
- ii To invite neighbouring parishes to sign the online petition to WCC

The above actions had been discussed at the BIPC meeting on 3 November and had already been implemented. Cllr Thompson volunteered to accompany Cllr Kettle, chairman of BIPC, when he presents the petition to WCC on 9 December 2014.

5 **Correspondence** - none received.

6 **Members' Items** - none

14/181 Finance & General Purposes

1 **Monthly Financial Report**

The budget versus spend is on track.

2 **Draft Budget Meeting**

The finance group will meet to begin the process for drafting the 2015/16 budget on 15 December 2014 at 9.15am and again on 12 January 2015 at 9.15am.

3 **Amendment to Standing Order**

An amendment to the account details on the standing order for the grounds maintenance contractor was approved.

4 **Harbury Pre-School Grant Application**

This had already been dealt with earlier in the meeting. Minute14/173 refers.

5 **WW1 Centenary**

i Commemorative Booklet

Consideration is now being given to a publicly accessible information plaque which could include a village trail instead of a booklet.

ii War Memorial Cleaning

The clerk has obtained a couple of quotes and has information about applying for a grant but would appreciate some help with the process. It was agreed to discuss this further at the properties group meeting.

6 Correspondence - none

7 Members' Items

An enquiry had been received from a resident asking if the council would consider installing a device to boost the signal for Vodafone customers. The clerk had also received a complaint about the poor signal for Orange now that Orange has removed the mast from the village hall. The council did not feel it would be appropriate to favour one company's customers over others and therefore decided not to take this matter any further. It was noted that emergency calls are supported by all networks.

14/182 WCC Consultation: Funding Services to Third Sector and Town & Parish Councils

There is a proposal to reduce the funding WALC receives from WCC. This would mean an increase in training costs and membership subscriptions to WALC. It was agreed to defer this matter until the January meeting to formulate a full response.

14/183 Accounts for Payment

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

14/184 Reports & Questions - none

14/185 Exclusion of Public & Press

1 It was **RESOLVED** to exclude the public and press under Sec 100A of the Local Government Act 1972, in view of the confidential nature of the business to be discussed as follows:

2 Termination of Allotment Tenancy

The clerk had written to the allotment holder to advise them that the council had agreed to continue the tenancy until the end of the current allotment year and that payment of the rent was now due within 7 days. She had not received any reply to this letter so had sent a reminder asking once again that payment be made within 7 days. There has been no reply to this letter either and the rent remains unpaid. It was therefore **RESOLVED** to terminate the tenancy with immediate effect.

14/186 Date of Next Meeting

The next meeting of Harbury Parish Council will be held on Thursday, 22 January 2015 at 7.30pm in Harbury Village Hall.

Meeting closed at 10.00pm

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

APPENDIX A

Planning Applications – Decisions to be noted 27 November 2014

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

- 1 14/02603/FUL
Single storey rear extension
3 The Beeches
No representation

SDC Decisions

- 1 14/02437/FUL
First floor extension to side; single storey extension to rear
5 Honiwell Close
PERMISSION WITH CONDITIONS
- 2 14/02040/VARY
Proposed extension to garage and first floor extension over garage
3 Queens Close
REFUSAL
- 3 14/02402/FUL
Single and two storey extension to rear
6 Percival Drive
PERMISSION WITH CONDITIONS
- 4 14/02319/FUL
Rear two storey extension
18 Binswood End
REFUSAL
- 5 14/02040/VARY
Variation of condition no 16 attached to planning approval ref 12/00840/FUL to enable the permanent retention of the wintering shed located to east of unit 1 and its use for either the storage of inert agricultural materials or the conversion to a holiday let dwelling as approved under approval ref 05/03373/FUL.
Harbury Fields Farm, Middle Road
PERMISSION
- 6 14/02564/FUL
First floor side extension
47 Mill Street
PERMISSION WITH CONDITIONS
- 7 14/01316/OUT
Outline planning application for the erection of 7 no. dwelling houses and shared access (all matters reserved).
Land at Hillside
OUTLINE PERMISSION

WCC Decisions

- 1 SDC/14CM002
Proposed importation of suitable material for bank stabilization and creation of reed banks
Bishops Bowl Lakes, Bishop's Itchington
GRANTED

Appeals

- 1 Appeal ref: APP/J3720/A/14/2217844
Proposed solar farm on land at Deppers Bridge
This appeal is being with by way of written representations. In progress.
- 2 Appeal ref: APP/J3720/E/14/2215154
Stapenhall Farm, Deppers Bridge
Proposed linking of construction housing an indoor swimming pool to dwelling
This appeal is being dealt with by way of written representations. In progress.
- 3 Appeal ref: APP/J3720/A/14/2224287
Land adjacent car park at Old New Inn
Construction of two semi-detached cottages and conversion of existing public house to A2 Use (Permitted Change).
This appeal is being dealt with by way of written representations. In progress.

APPENDIX B

Accounts for payment 27 November 2014						
Urgent accounts paid since the last meeting and requiring formal approval of the council						
Payee	Cheque no	Net	Vat	Gross		
A Biddle (expenses)	101944	97.93	-	97.93		
Wright Hassall LLP (PCC's legal fees for lease)	101945	800.00	160.00	960.00		
RBL Poppy Appeal (wreath & donation)	101946	75.00	-	75.00		
		-	-	-		
		-	-	-		
	Sub-totals	972.93	160.00	1,132.93		
Accounts for payment this week						
Payee	Cheque no	Net	Vat	Gross		
Staff Costs	101947 - 101	1,045.96		1,045.96		
Harbury Church (room hire)	101949	50.00		50.00		
Harbury Village Hall (room hire)	101950	80.00	-	80.00		
MFM Services (mowing & extra leaf collection)	101951	336.00	-	336.00		
A Line Drainage (paddock drain inspection)	101952	180.00	36.00	216.00		
E.ON (s/lights electricity)	101953	327.13	65.43	392.56		
PIRMS (play inspection October)	101954	91.00		91.00		
Bishop's Itchington PC (SLCC subs)	101955	114.40		114.40		
Wicksteed Leisure Ltd (new swing seats)	101956	340.69	68.14	408.83		
Adams & Munson (office rent payable 03.11.14)	s/order	305.00	-	305.00		
MFM Services (Grds m'nance payable 28.11.14)	s/order	772.34	-	772.34		
		-	-	-		
	Sub-totals	3,642.52	169.57	3,812.09		
	TOTALS	4,615.45	329.57	4,945.02		
Expenses Analysis						
Pin guards (for swin	92.22					
Postage	1.72					
Rubber mallet (cem	3.99					
Total	97.93					