

Harbury Parish Council

Minutes of the Ordinary Parish Council Meeting

22 January 2015 at 7.30pm

The Farley Room, Harbury Village Hall

Present

Cllr Lockley (Chairman)

Cllr Lewis

Cllr Thompson

Cllr Mancell

Cllr Knowles

Cllr Thornley

Cllr Summers

Cllr Allen

Cllr Hancock

Cllr Ekins

Absent: No one

In Attendance

Mrs Alison Biddle, Clerk to the Council

County Cllr Stevens

District Cllr Kettle

Members of the Public

Mrs Linda Ridgley, Harbury News

11 residents

15/1 **Apologies:** None

15/2 **Declarations of Interest:** None

15/3 **Dispensations:** None

15/4 **Public Participation**

Police Matters

PC Cramp had sent his apologies that he was otherwise engaged but may be able to come along later in the evening. There was nothing to report.

GASS Grant Application

A request for £3,000 has been made to buy new tents which will be used by all members of GASS. They have not yet decided on the type or size of tents. A canvas tent will last for 20 to 30 years while a polyester one, which has the advantage of being lighter, should last 5 to 10 years. They may buy a mixture of different types. The grant application, including financial details, had been 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. Members supported the application. It was therefore **RESOLVED** to pay a grant of £3,000 to GASS.

Harbury School PTA Grant Application

The PTA needs to buy some new software to support an educational resource using LEGO construction kits as part of the new national curriculum. They need 3 sets to be able to teach a whole class and each set costs £529 plus vat. The school is able to buy one set and is asking for a grant of £1200 to cover the cost of the two remaining sets.

Decision

The chairman, with members' agreement altered the order of business in order to deal with the grant application straight away. The majority of members supported the application. It was therefore **RESOLVED** to pay a grant of £1200 to Harbury School.

Village Hall Funding

The chairman of the village hall explained that there was a possibility that if the £50,000 they are due to receive by way of the Sec 106 agreement for the development at Harbury Cement Works is delayed, they may have a shortfall in the funding for the next stage of the refurbishment project. The majority of funding is being provided by a grant from Veolia which has to be spent within a certain time limit. The building work therefore must go ahead as planned. The committee is asking the parish council for its support should a shortfall in funds occur.

The parish council supported this request in principle but the details of how this could be achieved need to be discussed with the clerk and the chairman of the council's finance group. It was agreed that this matter would be further discussed at the next PC meeting in February.

Burgess Care, Fosse Way, Planning Application

The occupants of the neighbouring property raised strong objections to this development, which is approximately 30m from their boundary fence. They are experiencing an unacceptably high level of noise which is seriously affecting their amenity. They have been in discussion with the managers of the home to see if the situation could be improved.

The applicant was also present and responded by explaining that the application has been made retrospectively owing to an oversight by the previous operator of the home. They have met with the neighbours and discussed the matter and some progress has been made. They are looking to see how they can improve the site by installing a higher fence with noise reducing panels. The resident in care considers the building to be their home and it is not possible to accommodate them with the other residents on site.

Decision

The chairman, with members' agreement, altered the order of business so that the planning application could be considered straight away. The council felt that it was a difficult situation for all concerned. It was **RESOLVED** to object the planning application on the grounds of the high level of noise and its impact on the amenity of the neighbouring property.

15/5 Minutes

- 1 It was **RESOLVED** to approve the minutes of the ordinary parish council meeting held on Thursday, 27 November 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 Tuesday, 16 December 2014 as a true and complete record of that meeting.

15/6 Library

- 1 **Lease**
The head lease is currently awaiting registration at the Land Registry. They have a serious back log and it could be April before this is completed. The solicitor's fees have now been paid.
- 2 **Electric Car Club**
The parish council has no objections to HEI's proposal to run the car club from the library car park.
- 3 **Update from Cllr Lockley**
The AGM will take place on 2 March 2015.

15/7 Reports from Other Organisations

1 **Harbury School Governors** – nothing to report

2 **Public Safety** - nothing to report.

3 **Southam College** - nothing to report.

4 **Twinning Association**

There will be a fund raising quiz on 1 March 2015 in the village club. The plans for next May's visit are well advanced.

5 **Village Hall** – see public participation at minute ref 15/4

6 **Harbury Energy Initiative** – nothing new to report

7 **WALC/NALC** – None

8 **SDC & WCC**

WCC

- Southam College is over-subscribed and going from strength to strength
- HS2 Select Committee remains with Warwickshire until February
- WCC will be continuing with its programme of budget cuts
- Peer reviews may be introduced
- Discussion around a greater Birmingham authority continues but WCC is not keen.

SDC

- The core strategy public enquiry is underway. The key issues are housing numbers and whether GLH is the right site for a new settlement.
- SDC is still trying to make savings. Some services are shared with Cherwell and Northamptonshire councils.
- Complaints have been received about social/affordable housing schemes which are supposed to be for people with a local connection. There is evidence that some of these homes are being allocated to people outside the local area.
- There is evidence of poor maintenance in housing association homes with mould and water leaks appearing. One elderly resident was left without heating recently. Please report any such cases to Cllr Kettle.

15/8 Deppers Bridge

1 **Update** - None

2 **Correspondence** – None

3 **Members' Items** - None.

15/9 Planning

1 14/03227/FUL

Change of use of building from garage to care accommodation (use class C2) at ground floor and offices (use class B1) at first floor (retrospective). Erection of new 2.5m high boundary fencing.

Burgess Care, Fosse Way

Please see minute ref 15/4 above.

2 **Gypsies & Travellers Sites Consultations**

There was nothing new to report on either WDC or SDC's proposals.

3 **Harbury Cement Works Development**

There was nothing new to report.

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

5 **Neighbourhood Development Plan**

A public meeting was held earlier in January and some new people had come forward. Cllr Allen has now joined the group. They have contacted a planning consultant and will be meeting with him on 4 February 2015 at 7.30pm in the library. They now need to begin collating the evidence they have gathered and drafting a plan. The first two hours of the consultant's time will be paid for by WALC. He will also help the group to apply for grant funding.

6 **Correspondence**

It was noted that a letter of objection to the planning application to erect bungalows on the site of garages at the rear of 26 Frances Road had been received. This application had already been dealt with using delegated powers as a response was required by SDC before this evening's meeting. The clerk had sent a response of no representation after consulting with members. A neighbour to the planning site was present and the chairman explained the deadlines for responding to planning applications.

7 **Members' Items** – none

15/10 **Properties**

1 **Play Areas**

i Replacement of bark pits

The properties group had held a meeting to discuss the options and was recommending wet pour as this is the most durable surface. The clerk is obtaining a third quote for this while Cllr Thornley is researching grant funding. The total cost will be approximately £25,000. There is £12,000 set aside in next year's draft budget.

ii Mole problem

The moles have been very active in the play area and have also spread to the playing field. The clerk was asked to call out the mole catcher.

2 **Playing Fields**

i Dog fouling

Complaints have been received about the amount of dog mess on the field. The clerk had circulated information about a new campaign from Keep Britain Tidy which includes new but very expensive posters which are reported to be very effective. It was agreed that if Bishop's Itchington PC were willing to share the cost (minimum order 10 posters @ £20.00 each), the clerk should place an order. The clerk will discuss this with BIPC at their next meeting.

ii Basketball back boards

A grant of £400 has been received from WCC towards the cost of replacing the boards. It was **RESOLVED** to place an order for the new boards at a cost of £484 to include installation. The clerk was asked to check if nets were included.

3 **Car Park** - nothing to report

4 Cemetery

i Cemetery Rules – nothing further to report

ii Lime Tree

The clerk had received a complaint from a resident about a very large lime tree which is very close to their property. A previous complaint about the same tree had been received from another resident a couple of years ago. They are worried that if the tree fell or shed a limb, it would seriously damage their property. The tree is included in the tree survey and has not previously been identified as a danger. The clerk was asked to contact the tree surgeon and ask for an update on whether or not the tree was considered to be a risk.

5 Allotments

There are now only 2 vacant plots. The clerk will advertise these.

6 Risk Assessments

The clerk explained the need for risk assessments to be carried out for all the council's public open spaces. Cllrs Thompson and Knowles volunteered to do this. The clerk will provide them with a template.

7 Correspondence – none received.

8 Members' Items - none received

15/11 Environment

1 Street Lighting

The clerk has had difficulty making contact with EON but will place the order for the new lights, as agreed at the last PC meeting, as soon as possible.

2 Village Improvements – nothing to discuss

3 Traffic Calming - nothing to discuss

4 Harbury Lane/Fosse Way Junction

District Cllr Kettle and Cllr Thompson had presented the petition to WCC in December and Cllr Kettle had recently attended a meeting at WCC to discuss the matter further. The junction is currently number 13 on the list for improvements by WCC. However, this list is currently being reviewed and there is evidence that the accident rate at this junction has increased significantly over the last 3 years so it is possible that it will be given higher priority. WCC estimates that it will cost approximately £0.75 million to carry out the necessary improvements.

5 Correspondence - none received.

6 Members' Items

Cllr Thompson had recently reported some very deep potholes in South Parade to WCC and they were filled within 2 days. It was noted that it is very easy to report such problems on line and the clerk was asked to put another note in Harbury News to this effect.

15/12 Finance & General Purposes

1 Monthly Financial Report – there were no questions

2 Grant Applications

- i Application from GASS – please see minute ref 15/4
- ii Application from Harbury PTA – please see minute 15/4

3 Village Hall

- i Request for short term loan - please see minute ref 15/4

4 Budget 2015/16

i Budget 2015/16

The main increase in expenditure for next year would be the cost of replacing the bark pits in the play area with new safety surfacing. This was going to be expensive and meant an increase in the budget for the play area of £6,500 on last year's figure. However, it was agreed that it was necessary work. Other essential work included the cost of earth works in the cemetery for which an additional £5,000 has been included. It was therefore **RESOLVED** (proposed Cllr Lockley, seconded Cllr Thompson) to approve the budget for 2015/16 as circulated to members prior to the meeting.

ii Precept 2015/16

The essential works included in the budget would result in a significant increase in the precept but as already discussed above, it was agreed that the expenditure was necessary. It was therefore **RESOLVED** to set the level of precept for 2015/16 at £95,250.

5 Internal Audit 2014/15

It was **RESOLVED** to appoint Mr Bryan Pratt as the internal auditor for the year ending 31 March 2015.

6 WW1 Centenary

i Commemorative Booklet

No further progress has been made

ii War Memorial Cleaning

The properties group had discussed the cleaning of the memorial and the likely costs and recommended to the council that the complete memorial was cleaned. It was agreed that the clerk should obtain a further quote for cleaning the whole memorial which was necessary in order to apply for grant funding. There may be some costs involved in obtaining a further quote as these are specialist conservators who may have to travel some distance. The clerk was authorised to pay these costs.

7 Correspondence - none

8 Members' Items - none

15/13 Local Council Award Scheme

It was agreed to work towards achieving the quality level of this new award.

15/14 Recording of Council Meetings

A draft protocol had been circulated to all members prior to the meeting. It was **RESOLVED** to adopt the protocol as council policy. It will be displayed in the meeting room and on the council's website.

15/15 Royal Garden Party Nomination

It was agreed to nominate Cllr Mancell for inclusion in the WALC draw for a councillor to attend the Royal Garden Party.

15/16 Consultation – WCC Funding to Third Sector and Town & Parish Councils

It was agreed that WALC provides a useful service and it is very poor that its funding will be cut. The clerk will respond accordingly.

15/17 Accounts for Payment

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

15/18 Reports & Questions

Residents are complaining about the removal of trees from the railway cutting. Network Rail says this is necessary to prevent landslips. Planning permission is not required for this work.

15/19 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 **Staff Salaries**

i National Pay Award

It was **RESOLVED** to implement the national pay award for clerks' salaries from 1 December 2014.

ii Incremental Pay Award

It was **RESOLVED** to make an incremental award to the clerk (LC2 SCP 31) from 1 April 2015.

15/20 Date of Next Meeting

The next meeting of Harbury Parish Council will be held on Thursday, 26 February 2015 at 7.30pm in Harbury Village Hall.

Meeting closed at 9.30pm

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

APPENDIX A

Planning Applications – Decisions to be noted 22 January 2015

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

- 1 14/03244/FUL
Erection of garage
22 Dovehouse Lane
No representation
- 2 14/03485/FUL
Demolition of existing single storey garage block and erection of 2 semi-detached single storey dwellings
26 Frances Road
No representation
- 3 14/03459/FUL
Proposed two storey extension to side elevation & single storey extension to rear
15 Honiwell Close
No representation

SDC Decisions

- 1 14/03002/FUL
Demolition of concrete garage and erection of replacement store and garden room (retrospective)
10 Constance Drive
REFUSAL
- 2 14/02603/FUL
Single storey rear extension
3 The Beeches
PERMISSION WITH CONDITIONS
- 3 14/02528/LBC
To remove one third of roof covering to install insulation and recover using original tiles. Repair and replace bulged brick infill panels on timber framed gable end wall.
8 Farm Street
CONSENT GRANTED WITH CONDITIONS
- 4 14/02492/FUL
Erection of one dwelling and repositioning of garage approved under 14/01559/FUL.
Amendments to site access.
The Spinney, Hall Lane (paddock adjacent to spinney)
PERMISSION WITH CONDITIONS

Appeals

- 1 Appeal ref: APP/J3720/A/14/2217844
Proposed solar farm on land at Deppers Bridge
This appeal is being dealt 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
APPEAL DISMISSED

- 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).
APPEAL DISMISSED

- 4 Appeal ref: APP/J3720/D/14/2229689
South Pines, 3 Queens Close
Proposed extension to garage and first floor extension over garage
This appeal is being dealt with by way of written representations. In progress.

Other

- 1 14/03098/FUL
Proposed construction of 1 no. four bed two storey dwelling together with creation of new vehicular access, demolition of section of boundary wall and erection of 2 no. gate piers measuring 1.7m high
Lullington Lodge, 1 Dovehouse Lane
APPLICATION WITHDRAWN

APPENDIX B

Accounts for payment 22 January 2015				
Urgent accounts paid since the last meeting and requiring formal approval of the council				
Payee	Cheque no	Net	Vat	Gross
Please see attached sheet for December 2014		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Sub-totals	-	-	-
Accounts for payment this week				
Payee	Cheque no	Net	Vat	Gross
Staff Payments	101962 to 96	866.64		866.64
A Knowles (cldr's allowance)	101964	200.00	-	200.00
T Lockley (chairman's allowance)	101965	300.00	-	300.00
A Mancell (cldr's allowance)	101966	200.00	-	200.00
P Summers (cldr's allowance)	101967	200.00	-	200.00
K Thompson (cldr's allowance)	101968	200.00	-	200.00
J Thornley (cldr's allowance)	101969	200.00	-	200.00
HMRC (PAYE)	101970	746.14		746.14
PIRMS (play equipment inspection)	101971	91.00	-	91.00
Harbury Pre-School (grant)	101972	800.00		800.00
E.ON (street lights' electricity)	101973	320.98	64.20	385.18
WALC (annual briefing event x 2 delegates)	101974	94.00		94.00
BT (phone & internet -paid 02.01.15)	d/debit	108.63	22.02	130.65
Adams & Munson (office rent payable 02.01.15)	s/order	305.00	-	305.00
MFMS Services (Grds m'nance payable 30.01.15)	s/order	772.34		772.34
		-	-	-
	Sub-totals	5,404.73	86.22	5,490.95
	TOTALS	5,404.73	86.22	5,490.95

Accounts for payment 24 December 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	101957 to 95	1,004.11		1,004.11
E.ON (s/lights electricity)	101959	310.62	62.12	372.74
Wright Hassall LLP (library lease fees)	101960	2,619.30	511.26	3,130.56
Severn Trent Water Ltd (allotments)	101961	120.23	-	120.23
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
Adams & Munson (office rent payable 01.12.14)	s/order	305.00	-	305.00
MFM Services (Grds m'nance payable 31.12.14)	s/order	772.34	-	772.34
		-	-	-
	Sub-totals	5,131.60	573.38	5,704.98
	TOTALS	5,131.60	573.38	5,704.98