

## Harbury Parish Council

### Minutes of the Ordinary Parish Council Meeting

23 April 2015 at 7.30pm

The Farley Room, Harbury Village Hall

#### **Present**

Cllr Lockley (Chairman)

Cllr Lewis

Cllr Hancock

Cllr Allen

Cllr Summers

Cllr Thornley

Cllr Thompson

Cllr Knowles

**Absent:** Cllr Mancell; Cllr Ekins

#### **In Attendance**

Mrs Alison Biddle, Clerk to the Council

District Cllr Mann

PC Cramp

#### **Members of the Public**

Mrs Linda Ridgley, Harbury News

9 members of the public

Before the formal meeting commenced, Cllr Lockley presented Cllr Hancock with flowers and thanked her on behalf of the council and local residents for her contribution as a parish councillor over a period of nearly 40 years. Cllr Hancock is retiring from the council at the election in May this year and this will be her last PC meeting. She responded by saying how much she had enjoyed her time on the council.

**15/58 Apologies:** Cllr Mancell; Cllr Ekins; County Cllr Stevens

**15/59 Declarations of Interest:** None

**15/60 Dispensations:** None

**15/61 Public Participation**

#### **Police Matters**

PC Cramp reported that this area is being targeted at the moment with thefts from cars and some farm buildings. Night patrols have been increased accordingly. The need for people to report all crimes was stressed. Unless people do this, the police will not know about it and won't be able to do anything. Southam SNT is currently doing a lot of work on crime prevention which includes having stalls at local carnivals and carrying out property marking events.

#### **Public**

##### **Cllr Hancock's Retirement**

Mr Stephenson thanked Cllr Hancock for her contribution as a parish councillor.

##### **St George's Day**

Mr Stephenson noted that no flag had been flown to mark St George's Day.

##### **Lullington Lodge – Planning Application**

Members of the public were concerned that the parish council had made no representation to SDC on this latest planning application for Lullington Lodge. They realised that the consultation period had clashed with the Easter holidays but were concerned that an extraordinary PC meeting had not been called to consider the application. Furthermore, the council's response had been sent to SDC on 15 April 2015 but the consultation period didn't end until 21 April so why hadn't the PC waited until then? Why hadn't the PC asked SDC for an extension to the 21 day consultation period? There hadn't even been a meeting of the PC's planning group and it is understood that less than half the parish councillors had commented and therefore the response was not fully representative.

The planning history of the site includes an appeal which was dismissed. The latest application includes only a small amendment to the previous application to which the PC objected so why has the PC now decided to make no representation?

The clerk explained the procedure for dealing with planning applications which require a response before the next scheduled PC meeting. She explained that she had responded to SDC using officer's delegated powers after consultation with each member of the council. She emphasised that the council had not debated the application and made a decision by email but that it was a delegated decision. She stated that she had received a response from the majority of members all of whom had made no representation. She had therefore responded to SDC accordingly. She also explained that the 21 day consultation period is statutory and that SDC will not permit any extensions to this time limit.

Cllr Lockley added that those councillors who had responded to the clerk had felt the previous concerns raised had been addressed in this latest application. The PC can submit its response at any time during the 21 day period and no objections had been received from members of the public at that point. It is unfeasible to wait until the deadline before responding.

Residents raised a number of objections to the planning application which included:

- Its proximity to the neighbouring property
- The height of the roof (although lower than before)
- The safety of the stone wall
- The impact on the trees and wildlife
- The impact on the conservation area
- Drainage and possible flooding of neighbouring properties
- Infilling of a large garden/open space which is contrary to the VDS
- This is a large house which will not solve the problem of a lack of affordable homes for local people

#### **15/62 Minutes**

It was **RESOLVED** to approve the minutes of the ordinary parish council meeting held on Thursday, 26 March 2015 as a true and complete record of that meeting.

#### **15/63 Library**

**1 Lease**

Nothing new to report.

**2 Update from Cllr Lockley**

Nothing to report.

#### **15/64 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** – nothing to report

**5 Village Hall**

The building work has started. There is some asbestos which needs to be removed.

## 6 Harbury Energy Initiative

The HEI group has asked if the parish council's insurance would cover the indemnity for damage to any equipment as per the draft service agreement for the E Car Club. The clerk has been talking to the council's insurers and as the risk is low, there would only be a small increase in the premium of about £50. However, some more information is required about the exact nature of the equipment and its value before this can be confirmed. HEI has also asked if the parish council office can be used for the registered address. The council was happy for the clerk to proceed with making the necessary arrangements.

## 7 WALC/NALC – nothing to report.

## 8 SDC & WCC

### SDC

This is District Cllr Mann's last PC meeting as she is standing down at this year's elections in May. There was no news to report.

### WCC

County Cllr Stevens was not present. There was no news to report.

## 15/65 Deppers Bridge

### 1 Update

The ward councillor was not present and no report had been received.

### 2 Correspondence – None

### 3 Members' Items

Some boxes of books had been dumped in the old phone box. Cllr Lockley has sorted these out and the phone box is now tidy again.

## 15/66 Planning

### 1 15//00767/FUL

Installation of up to 27,480 solar panels with associated equipment

#### **Fields Farm, Kineton Road, Southam**

It was **RESOLVED** (proposed Cllr Summers, seconded Cllr Lockley) to object on the grounds that the traffic management plan would direct HGVs along the B4451 through Bishop's Itchington and then over the rail bridge at Deppers Bridge which has a weight restriction. If planning permission were granted, HGVs would need to access the site via the Fosse Way and A425.

### 2 15/00816/FUL

Proposed revised CCTV monitoring system at Southam Solar Farm

#### **The Elms Farm, Plough Lane, Bishop's Itchington**

It was **RESOLVED** (proposed Cllr Knowles, seconded Cllr Allen) to make no representation.

### 3 15/00091/OUT (Amended)

Outline planning application (appearance and landscaping reserved for subsequent approval) for the erection of 5 no independent retirement dwellings with associated parking/garaging, a communal store and new access. Demolition of existing dwelling and ancillary buildings consisting of a garage and shed.

The amendment to the original application includes a reduction in the proposed number of dwellings from seven to five. The site layout plan has been amended to reflect this.

#### **Henrys, Bush Heath Lane**

The parish council had no further comments to make on this application.

4 15/00976/OUT

Outline application (all matters reserved except for principle means of access to the highway) for construction of up to 2,000 houses, village centre (including primary school, community hub, health centre, retail and other services, managed ecological reserve, public open space, play areas and associated infrastructure)

**Land at Gaydon/Lighthorne Heath**

N.B. The proposed development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.

In order to allow councillors time to view the documents, it was agreed to defer consideration of this application until the PC meeting on 14 May 2015.

5 **Gypsies & Travellers Sites Consultations**

i WDC – no news to report

ii SDC – no news to report

6 **Harbury Cement Works Development**

No news to report.

7 **Neighbourhood Development Plan**

The steering group has been working hard looking at traffic, housing, amenities and the conservation area. A dedicated website has been set up. Efforts are being made to engage the young people of the village. There will be an open meeting on 23 May 2015 and a meeting with consultants within the next few weeks.

8 **Other Decisions** – Noted as per appendix A. The chairman asked if members had any further representations to make regarding the application for Lullington Lodge. The clerk reminded everyone that this matter was not on the agenda for discussion.

9 **Members' Items**

Should the question of the 21 day consultation period be raised with SDC? The clerk responded that this is a statutory period and that SDC has to meet government set targets for deciding planning applications. As soon as an application has been validated, the clock starts ticking.

**15/67 Properties**

1 **Play Areas**

The clerk reported that the Tim Percival Memorial Seat had been examined by the contractor who felt that it probably ought to be replaced soon. He has repaired it previously.

2 **Playing Fields**

i Litter Bin at Deppers Bridge

It was agreed that SDC would take on the responsibility of emptying this bin on a monthly basis at a cost of £25 per annum.

3 **Car Park**

It was noted that the car park had been re-lined courtesy of Murphys and Network Rail.

4 **Cemetery**

i Cemetery Rules – This item was deferred for discussion at the next PC meeting.

ii Beech Tree at rear of South Parade

The tree surgeon has inspected the tree and recommends that pruning is not appropriate at the moment. The tree will be monitored with a view to carrying out pruning work in 2 years' time. The clerk will advise the resident accordingly.

**5 Allotments**

Cllr Ekins has recently carried out an inspection and reported his findings to the clerk.

**6 Correspondence**

An email had been received from the carnival committee who were asking about the extent of their responsibility regarding the extended operating times for the fun fair. Councillors will oversee the opening up and closing of the field and check that the field has been tidied up satisfactorily. The carnival committee will be responsible for their area of the field only. A rota for this will be agreed at the next PC meeting.

**7 Members' Items**

Cllr Lockley is negotiating with Network Rail about the possibility of public access to the embankment via the three arch bridge. Network Rail have concerns about security and there may also be an issue surrounding long term maintenance of any seating which the PC may have to take on. Network Rail has organised site visits for the school.

**15/68 Environment**

**1 Street Lighting**

i New Street Lights Order

The clerk has contacted the line manager but there is still no progress. It is now clear that the order, which was placed in January, had not been processed. The clerk is continuing to follow this up.

ii Price Increase

The clerk had obtained 3 quotes from alternative suppliers and EON. It was agreed to stay with EON as switching would only save a couple of hundred pounds per annum, but to ask them if they can match the best price of the alternative suppliers.

**2 Village Improvements**

A request for "No Ball Games" signage on Percival Drive green had been received. The council declined this request.

**3 Traffic Calming**

A resident of Deppers Bridge has provided a report on the traffic calming for the NDP. They feel that it is a very poor scheme.

**4 Correspondence**

A request has been received to place a skip on the green in Crown Street for work which is to be carried out in the churchyard. It was agreed to allow this.

**5 Members' Items - none**

**15/69 Finance & General Purposes**

**1 Monthly Financial Report**

The clerk reported that the year end has been completed and the financial statements and annual return will be ready for approval at the next PC meeting.

**2 HSBC Deposit Bond**

It was **RESOLVED** (proposed Cllr Hancock, seconded Cllr Lockley) to transfer these funds to the existing deposit account on maturity when the present scheme ends.

**3 Village Hall Grant**

It was **RESOLVED** to pay the grant of £15,000 to the village hall as per their request now that building work has commenced. This represents reserves of £10,000 carried forward in respect of the previous two financial years and £5,000 allocated in the current year's budget.

**4 WW1 Centenary**

i Commemorative Booklet

The group is waiting to hear whether their grant application to the Heritage Lottery Fund has been successful.

ii Memorial Cleaning

The clerk has yet to submit the grant application.

**5 Correspondence – none**

**6 Members Items - none**

**15/70 Accounts for Payment**

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

**15/71 Reports & Questions**

- Annual reports are due ready for the annual parish meeting on 28 May 2015. Network Rail has been invited.
- Cllr Thornley gave her apologies for the meeting on 14 May 2015.
- Councillors' Corner takes place this Saturday from 10.00am to 11.30am

**15/72 Confidential Matters - None**

**15/73 Date of Next Meeting**

The next meeting of Harbury Parish Council will be the annual meeting of the parish council and will be held on Thursday, 14 May 2015 at 7.30pm in a venue to be confirmed. This will be immediately followed by the normal monthly business meeting.

**Meeting closed at 9.20pm**

Signed.....Chairman

Date.....

## APPENDIX A

### Planning Applications – Decisions to be noted 23 April 2015

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

- 1 15/00735/FUL  
Proposed construction of 1 no. four bedroom two storey dwelling together with creation of new vehicular access, demolition of section of boundary wall and proposed rebuilding of boundary wall 1.4m in height.  
**Lullington Lodge, 1 Dovehouse Lane**  
No representation
  
- 2 15/00624/LBC  
Insulate and ventilate the roof, remove and replace existing tiles to front and rear of roof, insert insulation above the plaster board, to replace the old roofing felt with a new vapour permeable membrane. To replace existing Velux windows in rear of roof with versions of the same size. To insert new Velux window in the roof of the rear extension.  
**The Old Bakery, Chapel Street**  
No representation

#### SDC Decisions

- 1 15/00420/LDP  
Proposed extension to rear and timber bin store to front  
**26 Binswood End**  
PERMISSION WITH CONDITIONS

#### Appeals

- 1 Appeal ref: APP/J3720/A/14/2217844  
**Proposed solar farm on land at Deppers Bridge**  
APPEAL DISMISSED
  
- 2 Appeal ref: APP/J3720/D/15/3005973  
Demolition of concrete garage and erection of replacement store and garden room (retrospective)  
**10 Constance Drive**  
Appeal in progress

**APPENDIX B**  
**Accounts Payable**

<b>Accounts for payment 23 April 2015</b>				
<b>Urgent accounts paid since the last meeting and requiring formal approval of the council</b>				
<b>Payee</b>	<b>Cheque no</b>	<b>Net</b>	<b>Vat</b>	<b>Gross</b>
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Sub-totals	-	-	-
<b>Accounts for payment this week</b>				
<b>Payee</b>	<b>Cheque no</b>	<b>Net</b>	<b>Vat</b>	<b>Gross</b>
Staff Payments	102007 to 10	1,135.52		1,135.52
E.ON (street light electricy)	102010	320.98	64.20	385.18
Harbury & Ladbroke News (office copies subs)	102011	6.00	-	6.00
WALC (annual subs)	102013	662.00	-	662.00
Wipe-Out Pest Control (moles)	102014	160.00	-	160.00
WCC (allotments rent)	102015	325.00	-	325.00
Harbury Village Show (grant)	102016	186.00	-	186.00
A Biddle (expenses)	102017	17.76	-	17.76
Adams & Munson (office rent payable 01.04.15)	s/order	305.00	-	305.00
F M Farmers (Grds m'nance payable 30.04.15)	s/order	791.00	-	791.00
		-	-	-
		-	-	-
		-	-	-
		-	-	-
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		-	-	-
		-	-	-
		-	-	-
	Sub-totals	3,909.26	64.20	3,973.46
	<b>TOTALS</b>	<b>3,909.26</b>	<b>64.20</b>	<b>3,973.46</b>
<b>N.B.</b>				
Cheque no 102012 spoiled				