

Harbury Parish Council

Minutes of the Extraordinary Parish Council Meeting 4 August 2015 at 7.30pm Harbury Village Hall

Present

Cllr Lockley (Chairman)	Cllr Thompson	Cllr Summers
Cllr Thornley	Cllr Ekins	Cllr Allen

Absent: Cllr Mancell; Cllr Gibb; Cllr Knowles; Cllr Lewis

In Attendance

Mrs Alison Biddle, Clerk to the Council

Public

Mrs Linda Ridgley, Harbury News
75 Members of the public

15/144 Apologies: Cllr Mancell; Cllr Gibb; Cllr Knowles; Cllr Lewis; District Cllr Harris

15/145 Declarations of Interest: None

15/146 Dispensations: None

15/147 Public Participation

Old New Inn Planning Application

Many concerns were raised about this application which included:

- the impact on the conservation area and street scene;
- the impact on the visibility splay at the junction of Farm Street and Temple End;
- the design of the buildings which were not felt to be in keeping with existing village buildings;
- the density of the development
- the lack of adequate parking provision
- the demolition of an old building and the stone wall fronting Temple End
- Loss of village amenity

In response, the architect explained that the latest scheme had been devised following discussions with the planning officer and taking into account comments made by the planning inspector at the last appeal. He had been advised to make a feature of the corner of the site adjacent to the Farm St/Temple End junction, hence the proposed round tower. He stressed that this is an outline application to establish the principle of placing 9 dwellings on this site and that the exact design details would be decided at a later stage. He believed that the amendments to the access to the site would meet with WCC Highways approval and that the visibility splay at the junction would be considerably better than it is at the moment. There is a shortfall in housing and this site would help to address that.

Land off Bull Ring Farm Road Planning Application

Many concerns were raised about this application which related mainly to access and road safety. Other concerns included the use of a green field site and the suitability of the buildings. In particular, people were concerned about the height and scale of the 32 apartment extra care home. Some people expressed a desire to have a facility like this in Harbury so that as they grow older they will not be forced to leave the village to seek appropriate accommodation for their needs. They did acknowledge however that access to this particular site is difficult.

In response, the architect explained that this scheme had been drawn up following a survey of Harbury residents. More houses could have been squeezed on to the site but it wasn't a numbers game. The need for 32 apartments has been identified as a result of a public consultation run by

Village with a Vision. If the scheme is granted planning permission, it will be sold on to a company which will build both the care home and the houses. The apartments will be mixed tenure with some for rent and some to buy. Of the houses, 15 will be affordable and only 6 will be market housing.

15/148 Planning

1 15/01654/OUT

Outline application for the demolition of the public house and erection of 6 no. semi-detached cottages (3 bed) and 3 no flats (2 bed) (matters of landscaping and appearance are reserved for subsequent approval)

Old New Inn, Farm Street

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

- Demonstrable harm to the conservation area
- Loss of a village amenity
- Lack of identified housing need
- Over -development of the site
- Negative impact on visibility splay at junction
- Poor design

2 15/02254/FUL

Erection of 32 apartment extra care units (Use Class C2), 21 residential dwellings (Use Class C3), formation of a new highway entrance and change of use from equestrian to residential use.

Land off Bull Ring Farm Road

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

- Inadequate road access
- Road safety issues
- Increased traffic generation
- Lack of disabled access

Although the council had decided to object to the application, members thanked Village with a Vision for all their hard work over the last few years.

3 15/02387/FUL

Erection of 10 dwellings (use class 3) with associated access, landscaping and other ancillary and enabling works

Land at Station Road, Bishop's Itchington

Harbury Parish Council was consulted as a neighbouring parish. It was **RESOLVED** to object to this application on the grounds that Bishop's Itchington has already met its quota of housing under the core strategy and this development of a further 10 houses would be over development of the village.

15/149 Three Arch Bridge, Bull Ring Farm Road

The bridge is to be closed for several months for essential repairs. There are no dates yet. Network Rail has said that pedestrian access will be maintained.

15/150 Confidential Matters

WW1 Commemoration – HLF Grant Application

It was **RESOLVED** to approve the membership of the management board for this project along with other appointed persons and volunteers and to delegate the necessary authority to the board and the parish clerk for the administration of the grant application.

15/151 Date of Next Meeting

The next ordinary meeting will be held on Thursday, 24 September 2015 at 7.30pm in Harbury Village Hall.

Meeting closed at 9.30pm

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