

Harbury Parish Council

Minutes of the Ordinary Parish Council Meeting 26 November 2015 at 7.30pm Harbury Village Hall

Present

Cllr Lockley (Chairman)	Cllr Thompson	Cllr Summers	Cllr Ekins
Cllr Gibb	Cllr Thornley	Cllr Mancell	Cllr Knowles
Cllr Allen			

Absent: No absences (1 vacancy)

In Attendance

Mrs Alison Biddle, Clerk to the Council

Public

Mrs Linda Ridgley, Harbury News
6 Members of the public

15/193 Apologies: County Cllr Stevens; District Cllr Harris

15/194 Declarations of Interest: None

15/195 Harbury Estate Development

Andy Wilkins had sent his apologies but had emailed information relating to the proposed new doctors surgery at Bishop's Itchington and the additional housing on the former cement works site. These will form two separate planning applications and it is anticipated that they will be submitted to SDC in December.

15/196 Public Participation

Planning Application at 1 Dovehouse Lane

This application has only been sent out for public consultation earlier this week. There are no site notices displayed yet and residents have not received neighbour notifications from SDC either. The parish council was asked to defer its consideration of this matter until a later date to give residents time to make their representations to the council. The chairman asked members of the council if they felt this item should be deferred but it was agreed that it should be discussed at tonight's meeting.

A number of objections were raised to the planning application. These included:

- Over-development of the site
- Height and scale of the building
- The impact on the street scene in a conservation area
- The loss of trees, green space and wildlife habitat
- Flooding
- Insufficient parking
- Damage to Harbury stone walling

The applicant was also present and explained that although the previous application had been approved by SDC, there had been a number of concerns raised by residents. He has therefore submitted a new application in which the position of the house has been altered and moved further away from the neighbouring cottage. A garage has also been added which will require the removal of 2 trees but 2 of the trees which were previously to have been removed will now remain. The planning officer has advised that the proposed changes will result in a better scheme for the street scene and conservation area and will benefit the resident of the neighbouring cottage.

Fly-tipping at 1 Dovehouse Lane

A complaint was made that rubbish had been tipped on this site. The complainant was advised that this was outside the remit of the parish council.

SDC Consultation Process

A complaint has been made to SDC about their consultation process with residents. There is a concern that SDC should do more to publicise consultations to residents.

15/197 Minutes

It was **RESOLVED** to approve the minutes of the ordinary parish council meeting held on Thursday, 22 October 2015 as a true and complete record of that meeting.

15/198 Councillor Vacancy

There were 2 candidates for the vacancy. It was **RESOLVED** (proposed Cllr Mancell, seconded Cllr Lockley) to vote by means of a secret ballot. The votes were then counted by the clerk and Mrs Linda Ridgley. It was **RESOLVED** to co-opt Chris Christou to the vacancy as he received the majority of the votes.

15/199 Reports from Other Organisations

1 Harbury Library

There is a minor leak in the kitchen roof and the ramp is to be replaced. Could the signage be lowered now that the trees have been removed as this would reveal the front of the building? Cllr Lockley will suggest this to the committee.

2 Harbury School Governors

Cllr Gibb has attended one meeting so far and is about to have some training. As part of Democracy Week, Cllr Lockley recently attended an assembly to talk about the work of the parish council and this was followed up with a session on ideas for the village. A list was drawn up which has been circulated to councillors. Some of these ideas could possibly be included in the budget for next year.

3 Public Safety - nothing to report

4 Southam College - nothing to report

5 Twinning Association

The French flag was flown at half- mast and condolences were sent to France in tribute to the victims of the Paris massacre.

6 Village Hall

The building work has now been completed and the extension is due to be formally handed over by the architect soon. The curtains are on order and the film nights start again this Saturday.

7 Harbury Energy Initiative - nothing to report

8 WALC/NALC

Cllr Lockley and the clerk are involved in the accreditation panels for the new Local Awards Scheme. Cllr Lockley suggested that Harbury PC should consider upgrading to the "Gold" level next year.

9 SDC & WCC

There were no county or district councillors present. Cllr Gibb reported that he had recently attended planning training with SDC.

15/200 Deppers Bridge

- 1 **Update** – Nothing to report.
- 2 **Correspondence** – None
- 3 **Members' Items** – None

15/201 Planning

- 1 15/03766/FUL
Proposed erection on a live/work unit
37 Deppers Bridge
It was **RESOLVED** to support this application on the grounds that it supports local employment and meets the NPPF criteria for sustainable development.
- 2 15/03801/FUL & 15/03802/LBC
Ground floor single storey extension to rear, single storey lean to extension
Tresco Barn, Vicarage Lane
It was **RESOLVED** to make no representation.
- 3 15/03716/VARY
Variation of condition 1 of planning permission 15/01547/FUL (Erection of replacement dwelling) to allow re-positioning of the replacement dwelling within the curtilage
Stapenhall Farm, Deppers Bridge
It was **RESOLVED** to make no representation.
- 4 15/03966/FUL
New porch to the front elevation, entrance lobby to the side wing and single storey and part first floor extension to the rear. Proposed roof lights to the front and new rear extension. Brick cladding to existing rendered wall to front of property
The Lodge, Hall Lane
It was **RESOLVED** to make no representation
- 5 15/03621/VARY
Variation of condition 18 (single storey accommodation) of outline planning permission 15/00091/OUT (Outline planning application (appearance and landscaping reserved for subsequent approval) for the erection of 5 no independent retirement dwellings with associated parking, access and ancillary buildings) to allow for the creation of living accommodation at first floor level to 3 of the proposed units with no increase in ridge height.
Henry's, Bush Heath Lane
It was **RESOLVED** to make no representation.
- 6 15/03810/REM
Application for approval of reserved matters relating to appearance and landscaping for five dwellings pursuant to planning permission 15/00091/OUT
Henry's, Bush Heath Lane
It was **RESOLVED** to make no representation.

- 7 15/03735/FUL
Proposed Construction of 1 no. four bed storey dwelling together with the enlargement of the existing vehicular access and proposed rebuilding of the boundary wall 1.4m in height (revised design to previously approved scheme 15/00735/FUL)
1 Dovehouse Lane
It was **RESOLVED** to make no representation.
- 8 15/04164/TREE
T1: Cedar tree – remove to ground level
Montgomery House, Mill Lane
It was **RESOLVED** to make no representation.
- 9 15/00976/OUT
Outline application (with all matters reserved except for principal means of access to the highway) for construction of a residential development (up to 2,000 houses) and associated infrastructure (for full description see link)
Land at Gaydon/Lighthorne Heath
It was **RESOLVED** to ask for an independently commissioned strategic traffic assessment to include the impact on local roads and villages.
- 10 Gypsies & Travellers Sites Consultations
- i **WDC** - No news to report.
 - ii **SDC** - No news to report
- 11 WDC Strategic Urban Extension – Draft Design Guidance
The proposals will turn Harbury Lane into a suburban street with primary schools and traffic lights. This will increase traffic and the Harbury Lane/Fosse Way junction will be particularly affected. It requires a strategic traffic plan and joined up thinking. The clerk was asked to draft a response.
- 12 WCC Warwickshire Minerals Plan (2017-2032) Consultation (ends 4 Dec 2015)
As the plan will have no impact on Harbury it was agreed not to make any response.
- 13 **Neighbourhood Development Plan**
The draft plan had been circulated. It was **RESOLVED** (proposed Cllr Lockley, seconded Cllr Mancell) to approve the draft for informal public consultation before submission to SDC.
- 14 **Other Decisions** – Noted as per appendix A.
- 15 **Members' Items** - None

15/202 Properties

1 **Play Areas**

The properties group had met to discuss the annual inspection report. Some items are to be monitored. A general tidy up and painting of some pieces of equipment is needed and will be included in the budget for next year. The clerk will ask the contractor if he can adjust the gate into the play area as it is closing too quickly at the moment.

2 **Playing Fields – Annual Bonfire**

The damage to field was discussed. It was agreed to manage the consequences of the bonfire annually by making provision in the budget each year for remediation work.

3 Car Park

The locking plate for the central post is beyond repair. It was agreed to take no action for the moment.

4 Cemetery

- i Beech Tree at rear of South Parade
The clerk is still waiting to hear from the tree surgeon.

It was noted that a review of the number of available plots should be carried out on completion of the planned soil removal next year. It is possible that the current burial ground will be full within 5 years. It was therefore agreed to draw up a list of local landowners and to write to them to find out if they have a suitable piece of land for a new cemetery.

5 Allotments

There are still some vacant plots and no waiting list.

6 Memorial Bench

A request has been received to install a memorial bench on the verge outside the village hall. It would be of the same design as the one by the bus stop in Vicarage Lane. The bench would be donated to the village. It was agreed that the parish council would pay for the installation.

7 Correspondence – none received

8 Members' Items - none

15/203 Environment

1 Street Lighting

- i Next Phase of Lantern Replacement
The clerk is still waiting for the quote from WCC.
- ii Deppers Bridge – Lighting of Chicanes
The clerk is waiting for a quote from WCC. It was agreed to ask WCC if it is possible to install solar powered bollards.

2 Village Improvements

- i Bus Routes Review
A revised route has been proposed by WCC and Stagecoach which would avoid Chapel Street, thereby improving congestion in this road. The proposed route would be closer to Bush Heath Lane and would therefore benefit the new housing development in this area of the village. It was agreed that the PC should consult with local residents and Cllr Gibb and the clerk will work with WCC on this over the next few weeks. The existing bus shelter could possibly be moved to a location near the school in Park Lane and WCC might be able to help with the cost of this. The possibility of new shelters being paid for by advertising had been mentioned to WCC but it was felt that Harbury would not attract enough business. The existing bus stop area outside the supermarket could perhaps be used as a loading bay instead.
- ii Manor Orchard Green Planting
It had been necessary to remove an old lilac bush recently as it had become overgrown with bramble. A resident has asked if the council would plant something else in its place. Cllr Lockley will consult with residents and report back.

- iii Church Street Road Improvements
The clerk has been trying to arrange a meeting with WCC and is still waiting to hear from them.

3 Traffic Calming – nothing to report.

4 Correspondence - none

5 Members' Items

- The footpaths group does not appear to be very active recently. The clerk was asked to contact the co-ordinator and find out if they wish to continue in that role.

15/204 Finance & General Purposes

1 Monthly Financial Report

It was noted that the WW1 Project is now included in the report.

2 Staff Pension Scheme

It was **RESOLVED** (proposed Cllr Mancell, seconded Cllr Gibb) to join the Local Government Pension Scheme with effect from 1 April 2016 and that all eligible employees of Harbury Parish Council should be automatically enrolled in the scheme from that date.

3 Members' Allowances

It was **RESOLVED** (proposed Cllr Gibb, seconded Cllr Thompson) to approve the new rate of allowances as recommended by the Independent Parish Remuneration Panel to be payable from the current year as follows:

Elected member	£350 per annum
Chairman	£700 per annum

4 War Memorial Maintenance

The quotation for ongoing annual maintenance had been circulated. It was agreed not to take this up but to monitor the condition of the memorial in future and take action as required. Cllr Gibb has ordered a Smartwater marking kit for the bronze plaques which is free of charge from the War Memorials Trust.

5 Courts Cleaning

The cost of the courts cleaning at £810 plus vat was formally approved.

6 Cradle Swings

It was **RESOLVED** to place an order for new cradle swing seats for Harbury play area. The height of the seats needs to be adjusted and this will be done when the new ones are installed.

7 Grant Request from HEI

Cllr Christou declared a personal interest as he is a member of HEI. The group is asking for £50 towards the cost of setting up a website. It was not clear if HEI meets the grant criteria, i.e. are they a formally constituted group? Cllr Christou will clarify this. Subject to the criteria being satisfied, it was **RESOLVED** to pay a grant of £50.

8 Budget Meetings

Dates for the finance group's budget meetings were agreed as follows:

- i Tuesday, 8 December 2015 at 11.00am
- ii Tuesday, 12 January 2016 at 9.30am

9 WW1 Centenary Project

The first house for installing a blue plaque has been identified.

10 Christmas Tree of Light

The search for a suitable tree and accessible power source is ongoing.

11 Correspondence – none

12 Members Items - none

15/205 Accounts for Payment

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

15/206 Reports & Questions

- Cllr Christou was appointed to the environment and properties groups.

15/207 Confidential Matters

There were no confidential matters.

15/208 Date of Next Meeting

The next ordinary meeting of Harbury Parish Council will be on Thursday, 28 January 2016 at 7.30pm in Harbury Village Hall.

Meeting closed at 9.55pm.

Signed.....Chairman

Date.....

APPENDIX A
Planning Applications – Decisions to be noted
26 November 2015

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

- 1 15/03751/LBC
 To remove the existing three brown radiators in the drawing room with three cream painted period cast iron radiators. To bury the existing central heating pipes in the floor underneath the wooden flooring.
 The Manor House, Park Lane
 No representation

- 2 15/03750/FUL
 Render and cedar cladding to rear elevation
 Sharmer House, Fosse Way
 No representation

- 3 15/03749/FUL
 Proposed rear two storey extension to existing cottage and demolition of outbuilding
 4 Church Terrace
 No representation

- 4 15/03799/FUL
 Single storey extension to side and rear
 8 Greenhill Farm, Station Road
 No representation

SDC Decisions

- 1 15/03209/AGNOT
 Proposed erection of agricultural building for storage of farm machines and equipment
 Stapenhall Farm, Deppers Bridge
 REFUSED

- 2 15/03630/TREE
 T1: Variegated Maple; remove
 T2: Conifer (blue); remove
 The Old Bakery, Chapel Street
 CONSENT WITH CONDITIONS

Appeals

- 1 Appeal ref: APP/J3720/W/15/3017345
 Demolition of two garages and erection of one detached dwelling to include garage and car port
 The Old Orchard, Mill Street
 Appeal dismissed

- 2 Appeal ref: APP/J3720/W/15/3134539
 Construction of a new dwelling
 The Barn Spiers Farm, Chesterton Road
 Appeal in progress

